Trinity County, California

2014-2019 Housing Element Update

Adopted August 16, 2016

Resolution No. 2016-062

PREPARED BY:

Michael Baker
INTERNATIONAL

1026 CHORRO STREET, SUITE 225
SAN LUIS OBISPO, CA 93401
PHONE: (805) 250-7970
FAX: (866) 828-6762
WWW.MBAKERINTL.COM

Table of Contents

Chapter One: Introduction 1
Purpose of the Element 1
General County Characteristics 1
Public Participation 2
Consistency with the General Plan 7
Chapter Two: Housing Needs 9
Population 9
Employment 10
Household Characteristics 14
Housing Stock Characteristics 20
Special Housing Needs 24
At-Risk Housing Units 33
Chapter Three: Resources and Constraints 37
Regional Housing Need 37
Land Inventory 38
Analysis of Governmental Constraints 52
Analysis of Non-Governmental Constraints 61
Energy Conservation 66
Chapter Four: Review and Revise 69
Progress and Effectiveness 69
Chapter Five: Housing Program 83
Statutory Requirements 83
Housing Goal 83
Objectives and Programs 84
Quantified Objectives 93

Appendix 1 – Vacant Land Inventory

Appendix 2 - List of Entities Qualified to Preserve At-Risk Units

Appendix 3 – Public Participation

List of Tables

Table II-1: Population Growth Trends – Trinity County, 2000–2013 9
Table II-2: Population Trends in Neighboring Counties, 2000–2013 10
Table II-3: Population by Age, 2000-2010 10

Table II-4: Employment by Industry – Trinity County, 2011 11
Table II-5: Industry Employment Projections through 2020 – Northern Mountains Region (Lassen, Modoc, Nevada, Plumas, Sierra, Siskiyou, and Trinity Counties) 12
Table II-6: Largest Employers – Trinity County, 2015 13
Table II-7: Travel Time to Work – Trinity County, 2011 14
Table II-8: Households by Tenure – Trinity County, 2000–2010 14
Table II-9: Income Levels for Trinity County, 2015 15
Table II-10: Household Income by Tenure – Trinity County, 2011 16
Table II-11: Overcrowded Households – Trinity County, 2011 16
Table II-12: Households Overpaying – Trinity County, 2011 17
Table II-13: Housing Problems – Trinity County, 2011 18
Table II-14: Housing Affordability Based on 2015 State Income Limits – Trinity County 19
Table II-15: Housing Units by Type – Trinity County, 2000 to 2010 20
Table II-16: Occupied Housing Units – Trinity County, 2010 21
Table II-17: Median Sales Price 21
Table II-18: Rental Prices 22
Table II-19: Recent Housing Building Permit Applications – Trinity County, 2007–2014 22
Table II-20: Housing Units by Tenure by Age – Trinity County, 2014 23
Table II-21: Housing Conditions Survey – Trinity County, 2009 24
Table II-22: Persons with Disability by Employment Status – Trinity County, 2000 25
Table II-23: Persons with Disabilities by Disability Type – Trinity County, 2000 25
Table II-24: Persons with Developmental Disabilities – Trinity County, 2014 27
Table II-25: Householders by Tenure by Age – Trinity County, 2011 28
Table II-26: Senior Households by Income – Trinity County, 2011 28
Table II-27: Household Size by Tenure – Trinity County, 2011 29
Table II-28: Farmworkers by Days Worked – Trinity County, 2012 30
Table II-29: Female-Headed Households – Trinity County, 2011 31
Table II-30: Shelter Facilities – Colusa, Glenn, Lake, Tehama, and Trinity Counties, 2012 32
Table II-31: Assisted Housing Inventory, Trinity County, 2015 33
Table II-32: Estimated Costs of Preserving At-Risk Units 34
Table III-1: Regional Housing Needs (2014 to 2019) – Trinity County 37
Table III-2: Vacant Developable Land by Community and Zoning District 41
Table III-3: Progress in Meeting Regional Housing Need Allocation 51
Table III-3: Trinity County General Plan Residential Land Use Designations 52
Table III-4: Trinity County Allowable Residential Density by Land Use Category 53
Table III-5: Development Standards by Zoning District 53
Table III-6: Housing Types Permitted by Zoning District 54
Table III-7: Trinity County Building Fees, 2015 59

Table III-8: Trinity County Planning Fees 59
Table III-9: Timelines for Permit Procedures 60
Table III-10: Trinity County Land Costs 63
Table III-11 Conforming Loan Interest Rates 65
Table IV-1 Review of Previous Housing Element Programs 70
Table V-1: Quantified Objectives 93
Table V-2 Implementation Tracking Matrix 95

This page intentionally left blank.

Chapter One: Introduction

Purpose of the Element

In response to California's critical housing needs, the State Legislature enacted housing element law with the goal of providing adequate, safe, and affordable housing for every Californian. The attainment of housing for all requires the cooperation of local and state governments.

Housing element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need. Housing element law is the State's primary market-based strategy to increase housing supply. The law recognizes that the most critical decisions regarding housing development occur at the local level within the context of the general plan. In order for the private sector to adequately address housing needs and demand, local governments must adopt land use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development for all income groups.

Unlike the other mandatory elements of the general plan, the housing element is subject to detailed statutory requirements regarding its content and must be updated every five years. The housing element is also subject to mandatory review by a state agency, the California Department of Housing and Community Development (HCD). This reflects the statutory recognition that the availability of housing is a matter of statewide importance and that cooperation between all levels of government and the private sector is critical to attainment of the State's housing goals.

General County Characteristics

Trinity County, one of the original 27 counties created in 1850 by the California Legislature, includes an area of 2,051,988 acres in northwestern California. It is bounded on the north by Siskiyou County, on the east by Shasta and Tehama counties, on the south by Mendocino County, and on the west by Humboldt County. About 76 percent of the land area is within the Shasta-Trinity, Six Rivers, and Mendocino National Forests and in four wilderness areas known as the Yolla Bolly-Middle Eel Reserve, Trinity Alps, Chanchellula, and North Fork wildernesses. Another 14 percent is zoned for timber use or held in agriculture land conservation contracts. It is a land of great scenic beauty, with many rugged peaks, wooded mountains, and swift streams. The mountains of the Coast Ranges in the southwest area occupy about a fourth of the county and the Klamath Mountains comprise the remainder.

The principal rivers in Trinity County are the main stem of the Trinity River, the South Fork of the Trinity River, and the New, Mad, Van Duzen, and Eel rivers, all of which flow northwestward in roughly parallel courses. The Coast Ranges are not as high as the Klamath Mountains, but they are also rugged and there are few valleys of any considerable width.

The headwaters of the Trinity River are located in the northeastern part of the county at an elevation of 6,200 feet, in what is known as the southern Siskiyou Mountains. The river has been dammed in two points at Lewiston, creating Trinity and Lewiston lakes. From the dams, the Trinity River continues its course in roughly a northwesterly direction, joining the Klamath River at Weitchepec in Humboldt County. The Trinity River and other rivers have been designated National Wild and Scenic Rivers by the US Department of Interior.

Trinity County's climate is typical of a mountainous region with altitudes ranging from 553 feet to 9,038 feet. The annual precipitation ranges from 30 to 80 inches, and the snowfall is heavy in the higher altitudes. The Weaverville weather station, at an altitude of 2,047 feet, has an average annual precipitation of 35.84 inches, and the temperature varies from a monthly average of 37.2 degrees in January to an average of 71.3 degrees in July. The average annual temperature is 53.2 degrees, but extremes vary from 3 degrees below zero to a maximum of 113 degrees.

The county is dominated by two distinct geomorphic provinces: the Klamath Mountains and the Coast Ranges. The Klamath Mountain province, which covers roughly the upper two-thirds (northeastern) of the county's land area, is characterized by flat-topped ridges and glaciated peaks. The regional drainages are westward in direction. The southwestern portion of the county lies within the Coast Ranges province, with drainages trending northwestward. The South Fork Mountain ridge marks the division between the two geomorphic provinces.

Runoff in the major basins varies widely. The Eel River basin yields roughly twice as much (8,080,000 acre-feet of water) as the Trinity River basin. The pattern of runoff in all basins closely follows the seasonal distribution of precipitation, which reaches a peak in January or February. Snow is a large percentage of precipitation in the Trinity Alps portion of the Trinity River basin, which delays peak surface runoff until April or May. The steep slopes of the county's mountainous terrain produce swift-moving rivers and streams.

The principal industries of the county are tourism and timber. Lewiston, Ruth, and Trinity lakes provide excellent water recreational opportunities, including fishing, boating, and camping. The Trinity Alps and the Yolla Bolly-Middle Eel wildernesses afford accessible hiking and camping experiences. The ubiquitous streams and rivers offer recreationists numerous vacation opportunities and add immense aesthetic value to the county.

Trinity County is the sixth largest timber producer in the state, with substantial acreage in both National Forest and private holdings. Currently, there is one operating mill in the county. The timber and tourism industries are major contributors to the local economy. It can be said that Trinity County has an overall economy that is heavily resource-dependent.

Public Participation

Government Code Section 65583(c) requires local governments to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort."

This Housing Element revision meets public participation requirements with the following actions:

- Special advertising and outreach measures were used by publishing display ads in the Trinity Journal, by posting flyers on bulletin boards in various communities throughout the county, and by sending flyers directly to special interest groups.

- The draft Housing Element was circulated to housing interest groups, including the Roderick Senior Center, Golden Age Center, Human Response Network, and CalWORKS.

- A public workshop was conducted before the Planning Commission on April 9, 2015.

- Public hearings were held before the Planning Commission in April 2016 and the Board of Supervisors in June and August 2016. Comments were received at both the Planning Commission hearing and the June Board of Supervisors hearing regarding the impacts of seasonal marijuana workers on the County's environment and resources. A question was asked at the June Board of Supervisors meeting about the low RHNA number provided to the County in the 5th cycle. County staff researching questions and comments brought up during the hearings and worked with HCD as needed. The Board of Supervisors adopted the Housing Element on August 18, 2016 and authorized County staff to submit it to HCD for their final certification review.

Public Workshops

Initial Public Workshop - April 9, 2015

A public workshop with the Planning Commission was held in Weaverville on April 9, 2015 to solicit public input during the drafting of the Housing Element. Information about the Housing Element Update process and requirements was provided. No comments were received from the public or the Planning Commission.

Public Workshops on the Draft Housing Element

Five workshops were held in various communities in the County to present the public draft Housing Element and receive input. The locations and number of attendees are listed below.

- October 16, 2015 – Mad River - 5

- October 20, 2015 – Weaverville - 10

- October 22, 2015 – Trinity Center - 20

- October 26, 2015 – Burnt Ranch – no attendees for Housing Element portion of meeting

- November 2, 2015 – Hayfork - 9

Summary of Input Received

Discussions Pertinent to the County as a Whole Focused On:

- Questions about the Regional Housing Needs Allocation (RHNA) and the rationale for the specific numbers. Concern was expressed that while the RHNA bar was set too high in the 2009 Element that the numbers are now too low given the supply of developable land and a consensus that there is a serious lack of affordable housing in the County.

- The disparity between the government's fair housing market rates and our actual housing costs and a plea to find ways through our housing programs to bridge that gap.

- Consider ways to actually fully exploit the density bonuses built into the Zoning Ordinance by re-evaluating permitting requirements that discourage housing development.

- Multiple commenters requested that the County should consider ways to reduce the building code and code-related cost burdens when issuing building permits for housing and make it easier for residents to construct their own inexpensive homes (Type K housing). The County recognizes the importance of this issue and feels a substantive discussion of this topic is needed at the County level. This process will likely occur after the Housing Element update.

- The Human Response Network (HRN), a Trinity County private non-profit housing developer, commented that they are keenly aware of the homeless population needs and the lack of adequate beds. They operate two duplexes and emergency housing shelter with four beds only. One of their emergency shelter units was recently shut down due to lack of funding.

- The County was asked to post public comments on the Housing Element and provide more detailed responses to them than could be provided in the workshop format.

- There was curiosity about where the developable parcels for affordable housing are located and their distribution throughout the County.

- There was some confusion about why it was necessary to update the 2009 Housing Element.

- Concern was expressed about the effect of NIMBY-ism on low-income housing creation.

- There was curiosity about the various considerations that go into the siting of affordable housing and it was assumed that public funding is driven by proximity to services.

- Despite the list of accomplishments described in the Power Point attendees frequently asked what material accomplishments have been made by the County in meeting its housing policy goals.

Discussion Specific to Mad River Community included:

- ❖ Commenters expressed that the Housing Element, because the policies are population density-weighted, might not be very relevant to the isolated very low density communities in the far South County area.

- ❖ There is a feeling among some commenters that the residents are subjected to regulations of the larger population centers (Weaverville, Hayfork) that do not respond to their unique issues. For example, population growth is occurring in Mad River, in contrast with County as a whole, but it is quite seasonal.

- ❖ County should craft building and planning regulations to better serve the need of seasonal residents. Require basic safety things, impose modest fees with reasonable permit processing turnaround times.

- ❖ There was some confusion amongst attendees about how Land Use Element and Housing Element policies overlap and when they are separate and do not overlap.

Discussion Specific to the Hayfork Community:

- ❖ There was concern voiced that despite the high demand for low/affordable housing that has been little such construction in Hayfork. It was also discussed how this might be driven by lack of government funding.

- ❖ Concern was voiced that demographic data specific to Hayfork was difficult to extract from the draft Housing Element.

- ❖ The question was raised about whether a windshield survey was done of Hayfork and the rest of the County as part of the current Housing Element update effort? Staff replied that there was not as survey due to limited resources.

- ❖ Due to the lack of low-income housing, and especially low-income rental housing, the development of our workforce is limited in Hayfork. Shouldn't the County go about things as a private developer rather than facing the competitions and restrictions that come with federal (CDBG) monies?

- ❖ The question was raised about whether the commercial zoning in Hayfork and elsewhere could best be used to accommodate more affordable housing in mixed use projects?

- ❖ The question was raised about whether a mandate could be declared to create more multi-family housing zoning in the County?

- ❖ A group of attendees mentioned that they have been working on a community plan for Hayfork over many years' time and would like to see the relevant portions of their community generated plan incorporated into the Housing Element update. They provided one written copy of their document for the County/consultants to review and it has been attached as part of Appendix 3. In addition the specific implementation

measures in that plan are as follows. The first three are reflected in policies and programs in the draft Housing Element. The fourth implementation measure is related to recreational vehicles (RVs).

- Measure PH-1. The county shall continue to suport and seek funding for housing rehabilitation.

  Responsible Agency – Trinity County Planning and Development Services, Trinity County Board of Supervisors

  Timeframe – Ongoing

- Measure PH-2. The county shall review development proposals for potential hazards to housing development.

  Responsible Agency – Trinity County Planning and Development Services, Trinity County Division of Environmental Health

  Timeframe – Ongoing

- Measure PH-3. The county shall support efforts of the community to construct low-income homeowner and rental housing.

  Responsible Agency – Trinity County Planning and Development Services, Trinity County Board of Supervisors

  Timeframe – Ongoing

- Measure PH-4. The county shall enforce *Trinity County Zoning Ordinance 315* and subsequent ordinances regarding the use of recreational vehicles.

  Responsible Agency – Trinity County Planning and Development Services

  Timeframe – Ongoing

Response to HCD Review

Following HCD review of the draft Housing Element, revisions were made to the Housing Element. The County's actions in response to HCD comments included the following:

Chapter 3 – Resources and Constraints

- The section on Availability of Infrastructure to Identified Lands was updated to note that funding was secured for upgrades to the Lewiston Community Services District system. Now the section states that there is sufficient water to serve existing need and the pending upgrades will serve future need.

- Table III-6: Housing Types Permitted by Zoning District was clarified to call the Housing Type "Farm Labor" "Farm Labor Quarters."

- The section on Farm Labor Housing was updated to clarify terminology and to include a reference to Program 5.5 which is proposed for the County to review the Zoning Ordinance and if needed amend the Zoning Ordinance to fully comply with Health and Safety Code Sections 17021.5 and 17021.6."

Chapter 4 – Review and Revise

- Table IV-1, Review of Program 6.2 was modified to clarify how emergency shelters are allowed in the County and that 12 beds are allowed by right in emergency shelters. The table was also revised to state that this program will be modified and continued to fully address the requirements of Senate Bill 2 related to transitional and supportive housing.

Chapter 5 – Housing Program

- This section was updated to add three new programs: 2.8, 5.5 and 6.2.
  - Program 2.8 was added to reflect (1) the County's committment to determining whether or not the 25 foot height limit in the R-3 zone is a constraint to multi-family development and (2) its commitment to amending its Zoning Ordinance if necessary based on that review.
  - Program 5.5 was added to reflect the County's committment to complying with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The new program was added to to commit to reviewing and amending as necessary, the Zoning Code so that it treats employee/farm worker housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. The new program was also added to to commit to reviewing and amending as necessary, the Zoning Code so that employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and is permitted in the same manner as other agricultural uses in the same zone.
  - Program 6.2 was added to reflect the County's committment to complying with Senate Bill 2 by amending the Zoning Ordinance to allow transitional and supportive housing in all zones that allow residential uses in the same way other residential uses are allowed and not subject to any restrictions (e.g. occupancy limits) not applied to similar dwellings in the zone.

Consistency with the General Plan

Government Code Section 65300 requires each county or city to adopt a comprehensive, long-term general plan for its physical development. Section 65302 states, "The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals." Section 65302 also enumerates seven elements which every general plan must include: land, circulation, housing, conservation, open space, noise, and safety.

As early as 1979, the court recognized that the consistency requirement transformed the general plan from just an interesting study to the basic land use charter governing the direction of future land use in the local jurisdiction. The court stated, "As a result, general plans now embody fundamental land-use decisions that guide the future growth and development of cities and counties" (*City of Santa Ana v. City of Garden Grove*).

In 1985, the court noticed that the general plan has been identified as being atop the hierarchy of local government law regulating land use and has been analogized to a constitution for all future developments (*Concerned Citizens of Calaveras County v. Board of Supervisors*).

In enacting Government Code Article 10.6 (Housing Elements), detailing requirements for the mandatory housing element, the California Legislature declared the availability of housing is a matter of "vital statewide importance" and "the early attainment of decent housing and suitable living environment for every California family is a priority of the highest order." To attain the state housing goal, the Legislature found, requires cooperative participation between government and the private sector, cooperation among all levels of government, and use of state and local government power to facilitate the improvement and development of housing for all economic segments of the community. The Legislature recognized each local government in adopting a housing element must also consider economic, environmental, and fiscal factors as well as community goals set forth in the general plan.

Trinity County's 2014–2019 Housing Element update meets the specific requirements of Government Code Article 10.6 and the intent of the HCD guidelines. It also meets the requirement of internal consistency.

The Housing Element goals, policies, objectives, and programs are consistent with and complement the land use and transportation goals, policies, objectives, and programs. Specifically, the Land Use Element provides for more than enough land for future housing needs and quantifies this fact. It goes on to identify that if a deficiency exists, it is that adequate services and infrastructure may not be available in the right locations. Both the Housing Element and the General Plan identify the need to expand housing in areas that already have services and infrastructure and to seek ways and means to expand infrastructure in existing communities, consistent with local community plans. Due to the passage of Assembly Bill (AB) 162 relating to flood protection in 2007, the County may be required to amend the Safety and Conservation elements of the General Plan. If amendments are needed, the Housing Element will be amended to be consistent with the Safety and Conservation elements. Effective January 2006, SB 1087 requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower-income households. Pursuant to these statutes, upon adoption of its Housing Element, the element will be distributed to all County water and wastewater providers, along with a summary of its Regional Housing Needs Allocation. If any disadvantaged unincorporated communities are identified in the unincorporated County due to analysis required to comply with SB 244, the County will amend the Land Use element per SB 244 requirements.

Chapter Two: Housing Needs

Population

Population Growth Trends

Trinity County is composed of several small communities, with no incorporated cities. The majority of the county's population is concentrated in and around the communities of Weaverville, Hayfork, and Lewiston. These three communities are Census Designated Places (CDPs). Lesser concentrations of people occur in Douglas City, Junction City, Burnt Ranch, and Trinity Center. The rest of the population is dispersed throughout smaller communities, which include Salyer, Hawkins Bar, Big Bar, Del Loma, Big Flat, Coffee Creek, Hyampom, Wildwood, Mad River, Ruth, Zenia, and Kettenpom. Of these, Mad River, Junction City, Burnt Ranch, Trinity Center, Coffee Creek, Hyampom, and Ruth are CDPs.

As shown in Table II-1, the county's population overall saw a nearly 6 percent increase from 2000 to 2010, most of which is attributable to the years between 2000 and 2005. Since then, the county has seen a consistent decline in population, nearly 3 percent between 2010 and 2013, according to the US Census and the California Department of Finance.

Table II-1: Population Growth Trends – Trinity County, 2000–2013

Year	Population	Numerical Change	Average Annual Change	
			Number	Percentage
2000	13,022			
2010	13,786	764	76	0.6%
2011	13,738	-48	-48	-0.3%
2012	13,471	-267	-267	-1.9%
2013	13,391	-80	-80	-0.6%

Source: California Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011–2013, with US Census 2010 Benchmark

Table II-2 depicts population increases in neighboring counties. The changes have varied, with Shasta and Tehama counties showing the greatest gains between 2000 and 2013, 21.7 percent and 28.0 percent, respectively, according to the US Census and the California Department of Finance. Trinity County had the slowest growth, at a rate of 2.8 percent between 2010 and 2013, followed by Siskiyou County at 3.3 percent. The county's remote nature and the lack of access to rail, larger truck routes, and broadband are limiting factors to industrial and other commercial growth. These limits affect access to the employment necessary for growth in the number of younger families.

Table II-2: Population Trends in Neighboring Counties, 2000–2013

County	Population					Population Change (2000–2013)	
	2000	2010	2011	2012	2013	Number	Percentage
Trinity	13,022	13,786	13,738	13,471	13,391	369	2.8%
Shasta	147,036	177,223	177,516	178,107	178,953	31,917	21.7%
Humboldt	119,118	134,623	134,585	134,729	134,687	15,569	13.1%
Siskiyou	43,531	44,900	44,839	44,812	44,965	1,434	3.3%
Tehama	49,625	63,463	62,985	63,430	63,522	13,897	28.0%
Mendocino	80,345	87,841	87,712	87,947	88,493	8,148	10.1%

Source: California Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011–2013, US Census 2010 Benchmark

Population by Age

There were increases in the 45 to 64 and the 65 and over age groups in Trinity County between 2000 and 2010. The 5 to 19 age range had a nearly 20 percent decrease in the same time frame, while the 25 to 44 age range had a decrease of 10 percent. All other age groups remained relatively consistent, according to the US Census. With over 50 percent of Trinity County's population over the age of 45 in 2010, the county has a much older population than the state overall, at about 36 percent over the age of 45 in the same year. Table II-3 shows the number and percentage for this change in population by age.

Table II-3: Population by Age, 2000-2010

Age Group	2000		2010	
	Number	Percentage	Number	Percentage
Under 5 years	552	4.2%	618	4.5%
5 to 19 years	2,682	20.6%	2,173	15.8%
20 to 24 years	403	3.1%	544	3.9%
25 to 44 years	2,960	22.7%	2,659	19.3%
45 to 64 years	4,184	32.1%	5,023	36.4%
65 years and over	2,241	17.2%	2,769	20.1%
Total	13,022	100%	13,786	100%

Source: US Census Bureau, 2000 and 2010 Census

Employment

Employment by Industry

According to the 2011 American Community Survey (ACS), there were approximately 4,841 residents employed in Trinity County. Residents are predominantly employed in the "Educational services, and health care and social assistance," "Arts, entertainment, and recreation, and accommodation and food services," and "Retail trade" industries, with just over 51 percent of total county employment combined. Table II-4 shows employment by industry for residents of Trinity County.

Table II-4: Employment by Industry – Trinity County, 2011

Industry Type	2011	
	Estimate	Percentage
Agriculture, forestry, fishing and hunting, and mining	271	5.6%
Construction	417	8.6%
Manufacturing	215	4.4%
Wholesale trade	28	0.6%
Retail trade	682	14.1%
Transportation and warehousing, and utilities	177	3.7%
Information	126	2.6%
Finance and insurance, and real estate and rental and leasing	83	1.7%
Professional, scientific, and management, and administrative and waste management services	318	6.6%
Educational services, and health care and social assistance	952	19.7%
Arts, entertainment, and recreation, and accommodation and food services	843	17.4%
Other services, except public administration	290	6.0%
Public administration	439	9.1%
Total Civilians Employed	4,841	100%

Source: US Census Bureau, ACS 2007–2011

Employment Projections by Industry

Table II-5 lists the projected employment gains and losses for the Northern Mountains Region for the year 2020 from the California Employment Development Department. The Northern Mountains Region includes Lassen, Modoc, Nevada, Plumas, Sierra, Siskiyou, and Trinity counties. Overall, the region is projected to have the largest jobs gains in "State and Local Government" with 1,740 new jobs disbursed throughout the region. "Educational Services (Private), Health Care, and Social Assistance" is projected to have the next largest increase of 1,100 new jobs, with "Leisure and Hospitality" just behind at 990 new jobs. The "Mining and Logging" industry is expected to shed about 30 percent of its total employment by 2020.

Table II-5: Industry Employment Projections through 2020 – Northern Mountains Region (Lassen, Modoc, Nevada, Plumas, Sierra, Siskiyou, and Trinity Counties)

Industry Title	Annual Average Employment		Employment Change	
	2010	2020	Numerical	Percentage
Total Employment	71,390	77,910	6,520	9.1%
Total Farm	1,640	1,700	60	3.7%
Total Nonfarm	62,330	68,450	6,120	9.8%
Mining and Logging	430	300	-130	-30.2%
Construction	2,800	3,410	610	21.8%
Manufacturing	3,110	2,860	-250	-8.0%
Trade, Transportation, and Utilities	9,310	10,260	950	10.2%
Information	730	640	-90	-12.3%
Financial Activities	2,220	2,460	240	10.8%
Professional and Business Services	3,630	4,220	590	16.3%
Educational Services (Private), Health Care, and Social Assistance	7,380	8,480	1,100	14.9%
Leisure and Hospitality	7,950	8,940	990	12.5%
Other Services (excludes 814 private household workers)	1,600	1,820	220	13.8%
Federal Government	4,210	4,350	140	3.3%
State and Local Government	18,970	20,710	1,740	9.2%

Source: California Employment Development Department, 2013 Labor Market Information for the Northern Mountains Region

Major Employers

Table II-6 lists major employers in Trinity County in 2015. Government agencies and schools appear most frequently on the list, along with a lumber company, hospital, church organization, and supermarket.

Table II-6: Largest Employers – Trinity County, 2015

Employer Name	Location	Industry	Number of Employees
County Landfill	Weaverville	Government Offices – County	50–99
Hayfork Elementary School	Hayfork	Schools	50–99
Health & Human Service Department	Weaverville	County Government – Public Health Programs	50–99
Jehovah's Witnesses	Not Available	Churches	100–249
Mountain Valley Unified Superintendent	Hayfork	Schools	50–99
Shasta-Trinity National Forest	Weaverville	Government Offices – State	50–99
Tops Superfoods	Weaverville	Food Markets	50–99
Trinity Center Elementary School	Trinity Center	Schools	50–99
Trinity County Jail	Weaverville	County Government – Correctional Institutions	50–99
Trinity County Road Department	Weaverville	Grading Contractors	50–99
Trinity High School	Weaverville	Schools	50–99
Trinity Hospital	Weaverville	Hospitals	100–249
Trinity River Lumber Company	Weaverville	Sawmills	100–249
Trinity Union High School District	Weaverville	Schools	50–99
US Forest Service Ranger Station	Hayfork	Government – Forestry Services	50–99
US Forest Service Ranger Station	Big Bar	Government – Forestry Services	50-99
US Forest Service Ranger Station	Weaverville	Government – Forestry Services	50–99
USDA Forest Service	Weaverville	County Government – Executive Offices	100–249

Source: California Employment Development Department, Labor Market Info, Largest Employers by County, 2015

Jobs-to-Housing Balance

Commute times and distances play an important role in housing affordability. These distances are also an indicator of a community's jobs-to-housing balance. Communities with longer commutes generally have what is considered a poor jobs-to-housing balance, while those with shorter commutes tend to have a strong balance, meaning there is a sufficient number of jobs in the community to serve the residents who are in the workforce. The additional costs associated with extended commuting disproportionately burdens lower-income households who must spend a larger portion of their overall income on fuel and other transportation costs, affecting a household's ability to afford decent housing. Table II-7 highlights the number of

commuters traveling for a given length of time in Trinity County. Of the 4,228 estimated commuters in 2011, almost 78 percent (3,288 commuters) traveled less than 30 minutes to work one way. On average, these commuters are traveling within 20 miles of their residences to work, which in the rural communities of Trinity County would seem to indicate a relatively strong jobs-to-housing balance.

Table II-7: Travel Time to Work – Trinity County, 2011

	Number of Commuters	Percentage of Commuters
Less than 10 minutes	1,654	39.1%
10 to 29 minutes	1,634	38.6%
30 to 59 minutes	606	14.3%
60 or more minutes	334	7.9%
Total commuters	4,228	100.0%

Source: US Census Bureau, ACS 2007–2011

Household Characteristics

The US Census Bureau defines a household as all persons who occupy a housing unit. This includes single persons, families, and unrelated individuals living together. Persons living in group quarters such as retirement homes, dormitories, and prisons are counted separately from the household population. The following sections present household characteristics in Trinity County.

Household Growth and Tenure Trends

Tenure refers to whether a unit is owner or renter occupied. Table II-8 indicates the total number of households in the years 2000 and 2010 categorized by tenure. This table shows that from 2000 to 2010, Trinity County gained 496 households, an increase of nearly 9 percent. Since 2000, Trinity County has had a consistently high rate of homeownership as well, at around 70 percent. The county has a large number of mobile homes (which tend to cost less than site-built homes), and the cost of homeownership for all homes in Trinity County is relatively low compared to most urban areas of the state.

Table II-8: Households by Tenure – Trinity County, 2000–2010

Year	Number of Households	Owner-Occupied	Percentage	Renter-Occupied	Percentage
2000	5,587	3,981	71.3%	1,606	28.7%
2010	6,083	4,284	70.4%	1,799	29.6%

Source: US Census Bureau, 2000 and 2010 Demographic Summary Profile

The lower percentage of rental housing and the poor condition as identified in the housing condition section of this report are indicators of a need for affordable rental housing. Any growth in the number of service-oriented jobs will require an increase in the number of affordable rental housing units.

Household Income

A major factor affecting a household's ability to afford adequate housing is income. The median income of a community is a key indicator used to determine the level of affordable housing need. Median income is an economic indicator identifying the midpoint or middle income of an area's income distribution; 50 percent of all community households earn more than the median and 50 percent earn less. The US Department of Housing and Urban Development (HUD) and HCD have established income categories using county area median income (AMI) as adjusted for household size. These income categories are a guideline for defining housing needs and include the extremely low-, very low-, and low-income categories. Table II-9 illustrates the 2015 HCD income levels for Trinity County by household size. Trinity County's area median income for 2015 is $48,800.

Table II-9: Income Levels for Trinity County, 2015

Income Limit Category	Persons in Household			
	1	2	3	4
Extremely Low (0–30% AMI)	$11,950	$15,930	$20,090	$24,250
Very Low (31–50% AMI)	$20,300	$23,200	$25,100	$28,950
Low (51–80% AMI)	$32,450	$37,050	$41,700	$46,300
Moderate (81–120% AMI)	$48,650	$55,600	$62,550	$69,500

Source: HCD 2015

Table II-10 highlights Trinity County's income distribution for households by tenure, as estimated by the 2011 American Community Survey. In comparing these estimates to the 2015 income categories, 1,750 households, or just over 30.5 percent, would earn less than about 30 percent of area median income for a four-person household. Due to the income ranges provided in Table II-10, it is not possible to separate very low- and low-income household numbers. Therefore, approximately 1,798 households or 31.4 percent would earn between 31 and 80 percent of the area median income for a four-person household. While these numbers are not to be taken as a direct estimate of extremely low-, very low-, and low-income households in the county, they offer insight into the proportions of county households falling into the lower income categories.

Table II-10: Household Income by Tenure – Trinity County, 2011

Income Category	Owner-Occupied		Renter-Occupied		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Less than $5,000	104	2.5%	32	2.0%	136	2.4%
$5,000 to $9,999	110	2.7%	79	5.0%	189	3.3%
$10,000 to $14,999	174	4.2%	310	19.6%	484	8.4%
$15,000 to $19,999	355	8.6%	152	9.6%	507	8.8%
$20,000 to $24,999	243	5.9%	191	12.1%	434	7.6%
$25,000 to $34,999	569	13.7%	293	18.5%	862	15.0%
$35,000 to $49,999	688	16.6%	248	15.7%	936	16.3%
$50,000 to $74,999	852	20.5%	171	10.8%	1,023	17.9%
$75,000 to $99,999	410	9.9%	32	2.0%	442	7.7%
$100,000 to $149,999	469	11.3%	36	2.3%	505	8.8%
$150,000 or more	174	4.2%	39	2.5%	213	3.7%
Total	4,148	100.0%	1,583	100.0%	5,731	100.0%

Source: US Census Bureau ACS 2007–2011

Overcrowded Households

The US Census Bureau defines overcrowding as when a housing unit is occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded and indicate inadequate housing.

Overcrowding is not a significant housing issue in Trinity County according to the American Community Survey. Table II-11 indicates that as of 2011, almost 98 percent of owner households and over 92 percent of renter households are occupying units of sufficient size. Overall, less than 4 percent of total households are overcrowded. This number has dropped from 7.7 percent in 1990 and 5.6 percent in 2000 according to the respective Census counts.

Table II-11: Overcrowded Households – Trinity County, 2011

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percentage	Households	Percentage	Households	Percentage
1.00 or less	4,047	97.6%	1,462	92.4%	5,509	96.1%
1.01 to 1.50	84	2.0%	63	4.0%	147	2.6%
1.51 or more	17	0.4%	58	3.7%	75	1.3%
Total	4,148	100.0%	1,583	100.0%	5,731	100.0%

Source: US Census Bureau, ACS 2007–2011

Households Overpaying

Household overpayment is defined by state and federal standards as monthly shelter costs greater than 30 percent of a household's income, with shelter costs being the monthly owner costs including mortgages, debts on the property, taxes, insurance, and utilities, or the monthly

rent plus monthly utilities costs. When paying 50 percent or more, a household falls into the category of severe overpayment. It is important to view overpayment in terms of tenure because renters, especially lower-income renters, tend to pay a larger percentage of their household income toward housing, which leaves less income for other necessities such as food, clothing, transportation, and education. For owners, the cost of housing tends to be more stable and declines over time, as mortgage payments remain constant while income grows.

The HUD Comprehensive Affordable Housing Strategy (CHAS) data, as adapted from the American Community Survey, estimated that just fewer than 26 percent of all households are households earning less than 80 percent of the area median income and paying more than 30 percent of their income toward shelter costs. Table II-12 shows to what extent occupied housing units (households) are overpaying for housing costs by tenure and whether or not they were cost burdened (30–50 percent of household income) or severely cost burdened (50+ percent of household income). Of all owner-occupied lower-income households, 9.4 percent were overpaying for housing costs in 2011, while 10.9 percent of lower-income renter-occupied households were overpaying. For those severely cost burdened in the lower-income and extremely low-income categories, the overall percentages were lower but the skew between owners and renters was similar, with more renters carrying a cost burden.

On a case-by-case basis, affordable housing has been provided with Community Development Block Grants (CDBG) and HOME Investment Partnership Program (HOME) grants and loans. While these programs have been helpful, they have reached a very small percentage of those in need of relief from the burden of housing overpayment. Recent efforts to zone lands for multi-family development in areas that provide infrastructure suitable for higher-density housing will help in providing relief.

Table II-12: Households Overpaying – Trinity County, 2011

Type of Household	All Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Number	Percentage of Total Housing	Number	Percentage of Total Housing	Number	Percentage of Total Housing
All Households	5,735	100%	4,150	72.4%	1,585	27.6%
Paying More Than 50%						
Extremely Low Income	245	4.3%	95	1.7%	150	2.6%
Lower Income	540	9.4%	260	4.5%	280	4.9%
Paying More Than 30%						
Lower Income	1,165	20.3%	540	9.4%	625	10.9%

Source: CHAS 2011

Housing Problems

Households with housing problems include households with a cost burden, living in overcrowded conditions, and/or without complete kitchen or plumbing facilities. Households with a cost burden are households paying shelter costs in excess of 30 percent of their

household income and are described in detail above. Table II-13 indicates households broken down by tenure and income category, as reported by CHAS, with housing problems. This data indicates that approximately 62 percent of renter households making less than 80 percent of the area median income (AMI) have any housing problems, while only about 42 percent of owners have any housing problems. There is a significant difference between low-income renters and owners with housing problems, which only further illustrates the need for affordable rental housing options for Trinity County residents.

Table II-13: Housing Problems – Trinity County, 2011

Household Income Category	With Problems			All Households		
	Renters	Owners	Total Households with Problems	Renters	Owners	Total households
0–30% AMI	160	185	345	235	320	555
30%–50% AMI	260	160	420	375	420	795
50%–80% AMI	220	255	475	425	695	1,120
80%–100% AMI	75	115	190	240	435	675
100% AMI or more	15	440	455	305	2,275	2,580
Total Households	730	1,155	1,885	1,580	4,145	5,725
Percentage of Households (0–80% AMI) with any housing problems				61.8%	41.8%	50.2%

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data

Note: It is important to recognize that, similar to ACS data, the CHAS dataset uses small samples and is subject to large margins of error and therefore may have totals and percentages that are slightly different from other data sources used in this document.

Housing Affordability

Table II-14 outlines the maximum affordable home prices for extremely low-, very low-, low-, and moderate-income households. Maximum affordable monthly mortgage payments, assuming a required 10 percent down payment, are determined by allowing 30 percent of household income for housing costs, based on each income category for a variety of household sizes. According to the table, an extremely low-income household of four can afford a maximum home price of $81,164 and a very low-income household of four can afford a maximum home price of $121,398, which is below the 2014 median housing sales price in the county of $154,750. Housing subsidies would be needed to make homeownership affordable for those with very low and extremely low incomes. Low-income households of four can afford a maximum home price of $200,238 so could afford houses priced at the median price and above. Homeownership assistance programs at the local level and through the State would be beneficial, particularly to extremely low-income households, to help make larger housing units affordable. Housing subsidies would be necessary to make homeownership a reality for any size home for the very low- and extremely low-income groups. All households seeking homeownership face the challenge of obtaining the funds necessary to pay the down payment and closing costs, as such funding is substantially harder to collect or obtain by the lower-income groups. While homeowners are paying more for housing costs, they have benefits, which are not available to renters, including building equity in their home as a major investment and having the option to sell their home.

Table II-14 also assesses the monthly rents affordable to households of different sizes in the different income categories. An extremely low-income four- person household can afford maximum monthly rental payments of up to $606 and very low-income four-person households can afford monthly rental payments up to $724, while low-income households of the same size can afford rents up to $1,158. The range of current rents in the county shows that extremely low-income households can afford smaller units of one or sometimes two bedrooms (see Table II-18). Very low-income households could easily afford up to two-bedroom units, while low-income and above households could afford some three-bedroom units and larger. Lower-income families that require larger units to adequately accommodate family members have a more limited range of units which they can afford.

Table II-14: Housing Affordability Based on 2015 State Income Limits – Trinity County

Income Category	1-Person	2-Person	3-Person	4-Person
Extremely Low				
Annual income limit	$12,150	$15,930	$20,090	$24,250
Monthly income	$1,013	$1,328	$1,674	$2,021
Max. monthly rent	$304	$398	$502	$606
Max. sales price	$45,097	$62,257	$79,698	$81,164
Very Low				
Annual income limit	$20,300	$23,200	$26,100	$28,950
Monthly income	$1,692	$1,933	$2,175	$2,413
Max. monthly rent	$508	$580	$653	$724
Max. sales price	$82,122	$95,284	$108,446	$121,398
Low				
Annual income limit	$32,450	$37,050	$41,700	$46,300
Monthly income	$2,704	$3,088	$3,475	$3,858
Max. monthly rent	$811	$926	$1,043	$1,158
Max. sales price	$137,307	$158,214	$179,331	$200,238
Moderate				
Annual income limit	$48,650	$55,600	$62,550	$69,500
Monthly income	$4,054	$4,633	$5,213	$5,792
Max. monthly rent	$1,216	$1,390	$1,564	$1,738
Max. sales price	$210,862	$242,471	$273,792	$305,610

Source: HCD 2015; http://www.zillow.com/mortgage-calculator/house-affordability/

Notes: Affordable monthly rent assumes 30% of gross household income, not including utility cost. Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30-year fixed rate mortgage at 5.25% annual interest rate.

Housing Stock Characteristics

Housing Units by Type

The majority of housing units in Trinity County are composed of single-family detached structures. In 2010, 67.7 percent of housing units in the county were single-family dwellings. The number of single-family homes increased from 5,355 in 2000 to 5,875 in 2010, a nearly 10 percent increase overall. The second largest category of housing units is mobile homes, which may include RVs, campers, and similar types. The number of mobile homes in the county decreased slightly from 2,402 in 2000 to 2,190 in 2010, a nearly 9 percent loss. The biggest increase in housing type, by proportion, is the multi-family home type, increasing just over 176 percent, from 223 units in 2000 to 616 in 2010. Multi-family units make up only a small percentage of the county's housing stock at 7.1 percent of total housing units.

Table II-15: Housing Units by Type – Trinity County, 2000 to 2010

	2000	2010	Percentage of Total (2010)	Percentage Change
Total Housing Units	7,980	8,681	100%	8.8%
Single-Family	5,355	5,875	67.7%	9.7%
Multi-Family	223	616	7.1%	176.2%
Mobile Homes	2,402	2,190	25.2%	-8.8%
Vacant Units	2,393	2,598	29.9%	8.6%

Source: US Census Bureau, 2000 Census; California Department of Finance 2010

Occupied Housing Units

Per Table II-15, the number of vacant units increased 8.6 percent between 2000 and 2010. Table II-16 indicates that the total vacancy rate for Trinity County was just under 30 percent in 2010. That number includes a large portion of housing units that are purposely left vacant for seasonal and recreational use. A vacancy rate of 5 percent for rental housing and 2 percent for ownership housing is generally considered healthy and suggests there is a balance between the demand for and the supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford. The table indicates that the vacancy rate in 2010 was 6.3 percent for rentals and 2.6 percent for ownership housing. This would suggest the housing supply for rent and sale overall is sufficient in term of available units.

Table II-16: Occupied Housing Units – Trinity County, 2010

	Number	Percentage
Total housing units	8,681	100.0%
Occupied housing units	6,083	70.1%
Vacant housing units	2,598	29.9%
	Number	**Percentage of Vacant Units**
Vacant for rent	122	4.7%
Rented, not occupied	11	0.4%
Vacant For sale only	115	4.4%
Sold, not occupied	39	1.5%
For seasonal, recreational, or occasional use	1,954	75.2%
All other vacant units	357	13.7%
Homeowner vacancy rate	2.6%	
Rental vacancy rate	6.3%	

Source: California Department of Finance, Census 2010 Demographic Summary Profile

The trends in the mix of housing units are expected to continue. Those building second homes and retirees with a good income will continue to build single-family dwellings. For lower-income households, used mobile homes will continue to provide a more economical source of permanent housing. Trinity County continues to allow the placement of manufactured or mobile homes in all zoning districts that allow residential development. Some areas of the county require age restrictions and architectural restrictions, but the majority of the county allows placement of any age or style mobile home.

Homes Sales Price

A review of the median home sales prices in 2014 for Trinity County from RealtyTrac indicates that the average median sales price in 2014 in the county was approximately $154,750, per information shown in Table II-17.

Table II-17: Median Sales Price

Community	2014 Median Price
Lewiston	$120,000
Weaverville	$128,000
Douglas City	$210,000
Hayfork	$161,000
Average of Communities	$154,750

Source: RealtyTrac, April 2015

Rental Prices

Examining the rental housing market is a direct means to identifying rental price information. Rents are ultimately determined by the interaction of supply and demand within the housing market. The two most significant factors contributing to rental prices are location and amenities. Table II-18 provides samples of "typical" rental housing prices in Trinity County as identified through a point-in-time survey conducted in May 2015. No listings for studio units were found.

Table II-18: Rental Prices

Type	Number of Units Surveyed	Low	High
One-bedroom	1	$575	$575
Two-bedroom mobile home	2	$595	$650
Two-bedroom	4	$750	$850
Three-bedroom	4	$1,050	$1,300

Source: craigslist and Trinity Journal classifieds, May 2015

Although the monthly cost of rental housing is important, in addition most landlords require the first month rental payment plus a security deposit prior to a tenant moving in. Some landlords require a minimum monthly income of up to three times the monthly rent. There may also be requirements for deposits to connect to services such as water and electricity and possibly extra charges for additional people or pets. Due to these factors, often the actual cost of moving into a rental unit is a greater burden than the monthly rent.

Recent Housing Units Built and Permitted

County building trends for housing units has been primarily single-family homes. Multi-family housing construction has historically been sparse in the county, and as of February 2015, no new multi-family permit applications have been submitted. The county has had trouble attracting developers of multi-family units. The rural nature, low incomes, and minimal infrastructure are some reasons cited by developers. Most home construction is sparked by individuals seeking single-family homes, and most subdivisions are small, consisting of four parcels or less. Table II-19 shows that since 2007, 184 building permit applications have been approved, 24 of which (15 percent) were in 2014 through February 26, 2015.

Table II-19: Recent Housing Building Permit Applications – Trinity County, 2007–2014

	2007–2013	2014*	Total New Housing Permitted (2007–2014)
Applications	274	28	302
Approved	160	24	184

Source: Trinity County Planning Department 2015

* Includes applications from January 1, 2014, through February 26, 2015

Housing Stock Conditions

Table II-20 shows that about 67 percent of housing in Trinity County is 45 years old or newer. New construction of housing has been on a decline since the 1980s. The largest boom in new housing construction was between 1970 and 1979 with almost 27 percent of the county's total housing stock built during that decade.

Table II-20: Housing Units by Tenure by Age – Trinity County, 2014

Year	Number	Percentage
2007–2014	184*	2.9%
2001–2006	476*	7.6%
1990–2000	770	12.3%
1980–1989	1,103	17.7%
1970–1979	1,661	26.6%
1960–1969	671	10.8%
1950–1959	675	10.8%
Pre-1950	707	11.3%
Total	6,247*	100.0%

Source: US Census Bureau, 2000 Census; Trinity County Assessor 2015; Trinity County Planning Department 2015

*Note: Years 2001 through 2014 values are calculated based on the number of building permits approved by the County during the specified time frame. They do not reflect a census of physical structures built, permitted and not permitted, during this time. Therefore, this table may have totals and percentages that are slightly different from other data sources used in this document; these numbers should not be interpreted as absolute fact but as the best available data from the County.

A windshield survey was conducted by representatives of the Trinity County Grants Department and the Trinity County Building Department between January and March of 2009 in all portions of the county. A total of 1,511 homes were surveyed, including single-family, mobile, duplex, and multi-family. The survey showed a large number of homes in need of some form of rehabilitation.

Many of the residential units are very old, displaying signs of lead paint and asbestos problems, with substantial structural problems. In the surveyed area, 494 structures were found to be sound, 1,000 units needed some form of rehabilitation, and 55 needed replacement. A point system was used during the survey based on criteria established by the California Department of Housing and Community Development (HCD).

Sound: 9 or fewer points; no repairs needed, or only one minor repair needed such as exterior painting or window repair

Minor: 10–15 points; one or two minor repairs needed, or only one minor repair needed such as patching and painting of siding or re-roofing or window replacement

Moderate: 16–39 points; two or three minor repairs needed, such as those listed above

Substantial: 40–55 points; repairs needed to all surveyed items: foundation, roof, siding, windows, and doors

Dilapidated: 56 or more points; the costs of repair would exceed the cost to replace the residential structure

The number of homes in need of repair or replacement increased since the previous survey conducted in 2003, up from 26.7 percent to 45 percent in 2009. This information will be used in applications for Community Development Block Grants for rehabilitation of housing units in low-income communities.

Table II-21: Housing Conditions Survey – Trinity County, 2009

	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single-Family	443	300	283	63	18	1109
Mobile	41	19	102	149	34	343
Duplex	1	8	10			19
Multi-Family	7	10	15	3	3	38
Total	494	337	410	215	55	1511
Percentage	33%	22%	27%	14%	4%	100%

Source: Windshield survey conducted by Trinity County Grants and Trinity County Building Department, January–March 2009

According to the County building inspectors, conditions for these homes have likely only worsened since 2009 as the age of the structures has increased.

Special Housing Needs

Certain segments of the population may have more difficulty finding decent, affordable housing due to their unique characteristics. These special needs groups include the elderly, disabled persons including those with developmental disabilities, large households, female-headed households, farmworkers, and homeless individuals. Examples of special housing needs include accessibility for the mobility impaired and other varied disabilities, transitional housing for those leaving a homeless environment, and housing specifically designed for the physical and social needs of older adults.

Persons with Disabilities

Disabled persons may experience difficulty due to a lack of available housing that is specifically designed to accommodate disabilities. Inadequate bathrooms and kitchens, lack of ramps, and narrow hallways are examples of inappropriate design. In addition, disabled persons may also have low incomes due to work disabilities. Often, their housing needs are more costly than conventional housing.

The 2000 US Census reported a total of 1,749 persons, just over 13 percent of the total population at the time, over the age of 5 with a physical disability in Trinity County. Table II-22 indicates the employment status of these persons grouped by age. Nearly 50 percent of persons age 5 to 64 with a physical disability are not employed. Many of the people in this group may be in need of housing assistance, especially if living on a fixed income. Since there is no Department of Finance, 2010 US Census, or reliable ACS data available, 2000 US Census information is used for this analysis (see Tables II-23 and II-X24. These numbers should be used as a general guide. Note that the numbers in the age subcategories do not total to the total number of persons with a disability.

Table II-22: Persons with Disability by Employment Status – Trinity County, 2000

	Number	Percentage
Age 5–64, Employed Persons with a Disability	277	15.8%
Age 5–64, Not Employed Persons with a Disability	860	49.2%
Persons Age 65 Plus with a Disability	559	32.0%
Total Persons with a Disability	1,749	100.0%

Source: US Census Bureau, 2000 Census

In 2009, the County, via funds provided by the Mental Health Services Act, purchased a six-bedroom home, named the Alpine House, with the intended use as a board and care facility. This facility is operated by a licensed operator and provides for persons of 18 years of age or greater with mental disabilities. A special district-operated convalescent hospital houses elderly disabled persons. Other individuals who are under court-mandated conservatorships may also be placed in a private apartment or other facility and be under the protection of an appointed public guardian with the assistance of an agency-sponsored case manager. Otherwise, it is assumed that disabled persons in the county are generally taken care of by family members, in their own home, or under the care of persons in an unregulated private home. There are several types of disabilities, which can be physical and mental. Census information was collected on the number of persons with disabilities in Trinity County. Table II-23 documents the number of persons with disabilities age 5 and older. The totals exceed those shown in Table II-22 because some people have been counted two or more times, depending on whether their disabilities put them into more than one category. Each disability suffered by an individual was tallied separately.

Table II-23: Persons with Disabilities by Disability Type – Trinity County, 2000

	Number	Percentage
Total Disabilities Tallied	5,915	100.0%
Total Disabilities for Ages 5–64	4,389	74.2%
Sensory disability	374	6.3%
Physical disability	1,190	20.1%
Mental disability	711	12.0%
Self-care disability	370	6.3%
Go-outside-home disability	547	9.3%
Employment disability	1,197	20.2%
Total Disabilities for Ages 65 and Over	1,526	25.8%
Sensory disability	314	5.3%
Physical disability	559	9.5%
Mental disability	221	3.7%
Self-care disability	110	1.9%
Go-outside-home disability	322	5.4%

Source: US Census Bureau, 2000 Census

Persons with disabilities, or their advocates, seeking information or permits from the County to retrofit or construct handicap-accessible/friendly facilities in their residences are treated much the same as any other citizen. No appointments are required. In 2014, the County approved a procedure for requests for reasonable accommodation, which is now available to any eligible applicants with disabilities. All County facilities have been retrofitted to meet the requirements of the Americans with Disabilities Act (ADA), providing wheelchair ramps and wheelchair-accessible counters.

Providing housing for the disabled follows a similar procedure in the county as providing housing for any other special needs group. Trinity County has no special regulations, codes, or policies that would inhibit or constrain the development of housing for disabled persons other than complying with the most recently adopted edition of the Uniform Building Code.

The County has no policies, practices, or zoning laws that violate any section of the fair housing law. As new legislation is passed, the County regularly reviews its codes and ordinances to ensure compliance with the law.

Disabled housing, including group homes that provide housing for fewer than six individuals, is allowed in any of the county's residential zoning districts. No General Plan policies regulate the siting of special needs housing in relationship to one another. In the single-family residential zoning district, group homes of up to six individuals are not discriminated against, as required by state law, even though the individuals occupying the residence may not be related. Group homes housing more than six individuals require a use permit. The County has not processed many permits of this type in the past. Ensuring that such facilities are fully licensed and provide an acceptable occupancy standard for the safe and healthy use of its occupants is viewed as an essential component for future success of any new facility. Additional conditions that might arise from such a request could include ensuring adequate on-site parking and compliance with state law regarding, water, sewage disposal, and building codes. When a use permit is required for development of a group home (12 or more individuals), a notice regarding the public hearing is placed in the local paper and notice is sent to surrounding landowners within 300 feet.

Trinity County has made special considerations for disabled housing in its parking requirements. The County adopted Ordinance No. 315-806 in January 2014 that amended Section 30(I)(2) of the Zoning Ordinance to allow up to a 50 percent parking reduction for senior housing or group care homes upon approval by the Planning Director.

Persons with Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual that includes mental retardation, cerebral palsy, epilepsy, and autism. Senate Bill (SB) 812 requires Trinity County to include the needs of individuals with a developmental disability within the community in the special housing needs analysis.

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

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Trinity County is served by the Far North Regional Center, which 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 II-24 provides information about the county's population of developmentally disabled persons based on their residence type and age group.

Table II-24: Persons with Developmental Disabilities – Trinity County, 2014

Developmental Disability by Residence Type						
Community Care	**Home with Parent or Guardian**	**Independent Care Facility**	**Independent Living**	**Other**	**Supportive Nursing Facility**	**Grand Total**
0	47	0	12	0	0	59
Developmental Disability by Age Group						
Under 5 years	**6 to 13 years**	**14 to 21 years**	**22 to 41 years**	**42 to 61 years**	**62 years and over**	**Grand Total**
8	16	40	34	16	4	118

Source: California Department of Developmental Services 2014

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, housing accepting Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Incorporating "barrier-free" design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for developmentally disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. To improve access to housing for those with developmental disabilities, Program 5.4 is proposed that directs the County to work with housing providers and provide incentives to ensure the needs of those with developmental disabilities and other special needs are met.

Seniors

The special needs of many elderly households (those 65 and older) often result from their lower fixed incomes, physical disabilities, and dependence needs. However, those elderly households that have purchased and paid off their homes have their homes as a major financial asset. Table II-25 provides estimates for Trinity County householders by age based on the American Community Survey. This table shows that approximately 30 percent of all households in Trinity County are headed by a person 65 years or older. Almost 92 percent of those elderly headed households are homeowners; the other 8.1 percent are renters. While the proportion of elderly renters is low, if rental housing costs increase housing affordability can be severely impacted for the elderly, who are usually on fixed incomes.

Table II-25: Householders by Tenure by Age – Trinity County, 2011

Age Category	Owner Occupied		Renter Occupied		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Householder 15–24 years	3	0.1%	92	5.8%	95	1.7%
Householder 25–44 years	624	15.0%	599	37.8%	1,223	21.3%
Householder 45–64 years	1,937	46.7%	753	47.6%	2,690	46.9%
Householder 65 years and over	1,584	38.2%	139	8.8%	1.723	30.1%
Total	4,148	100.0%	1,583	100.0%	5,731	100.0%

Source: US Census Bureau, ACS 2007–2011

Table II-26 was created with data from the 2007–2011 American Community Survey and shows the senior population estimates for Trinity County by income. Almost 51 percent of the senior population earns over $35,000 annually, while the other 49 percent earn less.

Table II-26: Senior Households by Income – Trinity County, 2011

Income Bracket	Number of Households	Percentage of Households
$14,999 and below	153	8.9%
$15,000 to $24,999	314	18.2%
$25,000 to $34,999	382	22.2%
$35,000 to $59,999	481	27.9%
$60,000 and above	393	22.8%
Total Elderly Households	1,723	100.0%

Source: US Census Bureau, ACS 2007–2011

As they age, seniors face a number of needs related to their changing physical and financial capacity. As they become less mobile, seniors may require physical modifications to their homes to permit greater accessibility and increase their ability to live independently. Seniors need access to health care and other supportive services, as well as transportation access to these services. A common special need for a portion of the elderly population is assisted living facilities that combine meals and medical and daily living assistance in a residential environment.

The County commissioned a needs study for low-income elderly housing in the community of Mad River, which also included an analysis of low-income elderly housing in Hayfork. Eskaton Hayfork Manor, a HUD 202 program facility, was constructed in Hayfork with a total of 30 units. The report, prepared by M.E. Shay & Co., found that the senior housing project in Hayfork has never been 100 percent occupied. The facility continues to lose residents through illness or death at a rate equal to or in excess of new eligible households. The property manager reported that many of the residents were not suited to living independently and needed a higher level of care. Information from Eskaton in 2015 confirms these trends continue. In addition Eskaton confirmed that assisted living is still a primary need for seniors in the County.

Large Households

Large households are defined as households with five or more persons. They can have difficulty securing adequate housing due to the larger number of bedrooms they need (three or more) to avoid overcrowding. It becomes even more difficult when large families try to find adequate rentals within their budget, because rentals typically have fewer bedrooms than ownership housing. Low-income large families typically need financial assistance to secure affordable housing that meets their space needs.

As discussed earlier, overcrowding is not a significant housing issue in Trinity County, with overcrowded households representing only 3.9 percent of the households, approximately half of which are renters. Large household needs are not a significant housing issue in the county.

Table II-27: Household Size by Tenure – Trinity County, 2011

Tenure	Owner	Renter	Total
Householder Living Alone	1,074	659	1,733
Percentage of Total Households	25.9%	47.5%	31.3%
Households 2–4 Persons	2,819	653	3,472
Percentage of Total Households	68.0%	47.0%	62.7%
Large Households 5+ Persons	255	76	331
Percentage of Total Households	6.1%	5.5%	6.0%
Total Households	4,148	1,388	5,536

Source: US Census Bureau, ACS 2007–2011

Farmworkers

According to the 2012 Census of Agriculture, there are an estimated 332 farmworkers in Trinity County. Farmworkers are classified into permanent farmworkers working 150 days or more, seasonal farmworkers working less than 150 days and earning at least half of their annual income from farming, and migrant farmworkers who have seasonal tenure and travel great distances for work. Table II-28 indicates that approximately 71 percent, or 235 of the county's farmworkers, work fewer than 150 days out of the year. The characteristics of migrant and seasonal farmworkers make it difficult to collect data. They often do not have a fixed address and work intermittently in various agricultural and nonagricultural occupations during a single year, with only casual employer-employee links. Many live in rural, often remote areas. Many have limited English-speaking abilities and relatively low educational levels and are unfamiliar with and even distrustful of government agencies and agents, including those who work for

the Census Bureau. Inaccurate data makes it difficult to determine the seriousness of housing and other needs and the types of services required by this population.

Generally, farmworkers have the lowest family income and highest poverty rate of any occupation surveyed by the Census Bureau. Farmworkers have the lowest educational attainment and are second from the lowest, after the private housekeeper occupation, in homeownership. Farmworkers have one of the lowest rates of health insurance coverage and are overwhelmingly noncitizens (including legal residents, workers with a permit, or undocumented).

However, most of these jobs are in the Trinity County forest industry, including tree planting and logging operations. These types of operations do not require workers to be on the job site around the clock like some farming industries; as a result, many of their housing needs are addressed off the job site. In addition, the farmworkers in Trinity County may not fit with other general farmworker trends discussed above, including the large percentage of the overall California farmworker population that are noncitizens. Program 5.4 addresses the needs of farmworkers and others with special needs in Trinity County.

Table II-28: Farmworkers by Days Worked – Trinity County, 2012

	150 Days or More	Fewer Than 150 Days	Total
Farms with Fewer Than 10 Workers			
Farms	29	42	82
Farms with 10 or More Workers			
Farms	1	4	5
All Farms			
Workers	97	235	332

Source: USDA Census of Agriculture 2012

Female-Headed Households

The US Census provides data on the total number of households headed by a female, the number of those with children, and the number with incomes below the poverty level. The data is not provided separately by tenure. The data includes all female heads of households; those without children may be supporting parents, or a single parent may be supporting an adult child or relative. Female heads of household are often the households most in need of affordable housing, child care, job training, and rehabilitation funds.

The 2007–2011 American Community Survey indicated that there were 454 female-headed households in Trinity County. Of the female-headed households, 268 households, 7.6 percent of all households, had children under the age of 18 and 122 were under the poverty level, representing 23 percent of all female-headed households.

Table II-29: Female-Headed Households – Trinity County, 2011

Householder Type	Number	Percentage of Total Householders
Female-Headed Householders	454	12.9%
Female Heads with Own Children	268	4.0%
Female Heads without Children	186	5.3%
Total Householders	3,509	100.0%
	Number	**Percentage of Total families Under the Poverty Level**
Female-Headed Householders Under the Poverty Level	122	23.0%
Total Families Under the Poverty Level	534	100.0%

Source: US Census Bureau, ACS 2007–2011

Most female-headed households are either single elderly women or single mothers. Traditionally, these two groups have been considered special needs groups because their incomes tend to be lower, making it difficult for them to obtain affordable housing, or because they have specific needs related to housing (such as child care or assisted living support). Single-mother households have a greater need for housing with convenient access to child-care facilities, public transportation, and other public facilities and services.

Female-headed households with children and no spousal support frequently depend on public assistance and/or work in jobs that pay low wages. As a result, their housing choices are very limited, and most are probably paying more than 30 percent of their total incomes for housing. The County should encourage affordable day care facilities as a way of helping female-headed households meet their housing needs (see Program 5.4). Additionally, because of their economic conditions, construction of multi-family rental housing would also help this group.

Housing Needs of Extremely Low-Income Households

Extremely low-income households are defined as earning 30 percent or less of the area median income. This group is one of the neediest in the population because its household incomes are so low and require the deepest of housing subsidies in order to make housing affordable. Per HCD guidelines, 50 percent of Trinity County's very low-income Regional Housing Needs Allocation (RHNA) number qualifies as extremely low income. Trinity County's projected estimate of the extremely low-income housing need for 2014 to 2019 is approximately one unit. Most, if not all, extremely low-income households require rental housing. Extremely low-income households likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many of the extremely low-income households fall within a special needs category (disabled, seniors, large households, or female-headed households) and require supportive housing services. Most families and individuals receiving public assistance, such as social security insurance or disability insurance, are considered extremely low-income households. Many minimum wage workers would also be considered extremely low-income households.

Families and Persons in Need of Emergency Shelter

Homelessness is caused by a number of social and economic factors, including a breakdown of traditional social relationships, unemployment, shortage of low-income housing, cuts to public subsidies to the poor, and the deinstitutionalization of the mentally ill.

The HRN operates shelter and transitional housing facilities in Trinity County. The HRN conducted a homeless point-in-time survey on January 28, 2015. Those which met HUD definitions of homelessness amounted to 22 households, 24 adults, and 11 children.

The HRN provides two small facilities for emergency housing (4 beds) and two duplexes for transitional housing (22 beds). All are located in Weaverville.

Information provided by HUD for the Continuum of Care serving Colusa, Glenn, Lake, Tehama, and Trinity counties indicates that in 2012 there were a total of 214 year-round and 28 seasonal shelter beds in the five counties (see Table II-30).

Table II-30: Shelter Facilities – Colusa, Glenn, Lake, Tehama, and Trinity Counties, 2012

Facility Type	Family Beds	Adult-Only Beds	Child-Only Beds	Total Year-Round Beds	Seasonal
Emergency Shelter	69	3	0	72	28
Transitional Housing	114	28	0	142	N/A
Total	183	61	0	214	28

Source: HUD 2012, Continuum of Care Point-in-Time Survey

Note: This data is based on estimates by the Continuum of Care for Colusa, Glen, Lake, Tehama, and Trinity counties.

A homeless person lacks consistent and adequate shelter. Homeless persons can be considered resident (those remaining in an area year-round) or transient. Emergency and transitional shelters can help to address the needs of the homeless. Emergency shelters provide a short-term solution to homelessness and involve limited supplemental services. In contrast, transitional shelters are design to remove the basis for homelessness. Shelter is provided for an extended period of time, and is combined with other social services and counseling, to assist in the transition to self-sufficiency.

For mentally disabled persons who are ambulatory, one of the six beds at the Alpine House is dedicated as a "respite" bed, meaning the individual who is admitted can stay without payment for two-week increments while other housing is being located. Further, the County provides once-in-a-lifetime assistance through the CalWORKS and Cash Aid program. This program can provide the security deposit and one month's rent for families with children.

The County allows emergency shelters without discretionary review in all zoning districts that allow single-family dwellings in the county. There are thousands of vacant acres in these zones, including locations near services in the various communities throughout Trinity County.

At-Risk Housing Units

State legislation (Chapter 1451, Statutes of 1989) requires that all housing elements include an analysis of at-risk housing within the jurisdiction and, if necessary, the development of programs to preserve or replace those assisted housing units. Many subsidized units are multi-family rental units that provide rental housing at below market rates. If these units cease to be assisted, the owners of the properties may increase unit rents to market rates. Should this occur, low-income housing might be lost, making it difficult for the County to meet its goals for providing adequate affordable housing. The multi-family units to be considered are any units that were constructed using various federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Low-income multi-family housing is considered to be at risk if it is eligible to convert to non-low-income or market-rate housing due to (1) the termination of a rental subsidy contract; (2) mortgage prepayment; or (3) the expiration of affordability restrictions. The time period that is to be considered in making this determination is the 10-year period following the beginning of the Housing Element planning period (from June 30, 2014, to June 30, 2024).

Assisted Units in Trinity County

Table II-31 lists the units in Trinity County that are assisted and potentially at risk during the 10-year period.

Table II-31: Assisted Housing Inventory, Trinity County, 2015

Project Name	Tenant Type	Total Assisted Units	Total Units	Funding Sources	Expiration Date
Weaver Creek Apartments	Large Family	25	26	LIHTC, USDA	8/18/2008
Weaver Creek Senior Apartments	Senior	37	38	LIHTC, USDA	5/19/2009
Eskaton Hayfork Manor I	Senior	10	10	HUD Section 202	9/30/2015
Eskaton Hayfork Manor II	Senior	10	10	HUD Section 202	7/31/2015
Eskaton Hayfork Manor III	Senior	10	10	HUD Section 202	2/28/2015
Totals		92	94		

Source: California Housing Partnership Corporation 2015

Loss of Assisted Housing

From time to time, restricted units lose their affordability controls or subsidies and revert to market rates. As shown in Table II-31, in Trinity County all five assisted projects are at risk of conversion before June 30, 2024, with a total of 92 assisted units.

Preservation and Replacement

Generally, the cost of preserving assisted housing units is estimated to be significantly less than replacing units through new construction. Preserving units entails covering the difference between market rates and assisted rental rates. New construction tends to be less cost efficient because of the cost of land and labor, which is often a limiting factor in the development of affordable housing. To maintain the existing affordable housing stock, the County may either work to preserve the existing assisted units or replenish the affordable housing inventory with new units.

Preservation

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the 92 at-risk affordable units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. In Trinity County, the 2015 fair market rent is determined to be $554 for a one-bedroom unit, $741 for a two-bedroom unit, and $1,092 for a three-bedroom unit.

The feasibility of this alternative is highly dependent on the availability of unit type and other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. As indicated in Table II-32, the total cost of subsidizing the rents for all 92 at-risk units is estimated at $9,618 per month or $115,416 annually.

Table II-32: Estimated Costs of Preserving At-Risk Units

Unit Size	Total Units	Fair Market Rent	Very Low Income (50% AMI)	Affordable Monthly Rent	Monthly per Unit Subsidy	Total Monthly Subsidy
One bedroom	50	$554	$20,300	$508	$46	$2,300
Two bedrooms	40	$741	$23,200	$580	$161	$6,440
Three bedrooms	2	$1,092	$26,100	$653	$439	$878
Totals	92					$9,618

Source: HUD 2015

*Exact division of current at-risk units is not available.

Replacement

The construction of new low-income housing units is a means of replacing the 92 at-risk units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., number of bedrooms), location, land costs, and type of construction. Based on cost estimates gathered from Danco Builders, a developer of multi-family structures throughout Northern California, a typical single-story multi-family building of approximately 15,000 square feet and with 900-square-foot apartments has a cost of $160 to $175 per square foot cost for construction with prevailing wage (Tyson 2015). This range of costs per square foot would result in a cost per unit for 900-square-foot units of between $144,000 and $157,500.

Using this general estimate, it would cost approximately between $13 million and $14.5 million to develop 92 new units to replace the at-risk units. Given the County's limited financial resources, development of replacement housing must rely on partnerships with nonprofit or for-profit housing developers or other public entities. Appendix 2 identifies programs and organizations interested in preserving at-risk housing.

Acquisition

Another option would be for a nonprofit organization to purchase an existing multi-family complex, rather than build a new one, lowering the per unit cost significantly. A survey done in May 2015 showed that multi-family projects in Trinity County were selling for between $169,900 (2-unit project) and $399,000 (3-unit project). These sales prices break down to a per unit cost range of $84,951 to $133,000 per unit.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of acquiring the five at-risk projects and transferring ownership to nonprofit organizations is the second highest of the three quantified options (starting at just under $8 million to replace 92 units based on the lowest market price identified). In comparison, the annual costs of providing rental subsidies required to preserve the 92 assisted units are relatively low ($115,416). However, long-term affordability of the units cannot be ensured in this manner. The option of constructing 92 replacement units has the highest cost (ranging from $13 million to $14.5 million). The best option to preserve the at-risk units appears to be the purchase of affordability covenants.

Prepayment of Federal Insured Loans

The federal government provides low-interest financing or mortgage insurance to housing developers in return for guaranteeing that rents are maintained affordable to lower-income households. Since an owner's debt service was reduced through mortgage subsidies, the property owner could maintain rents below market levels. After 20 years, the owner could prepay the mortgage and lift the rent restrictions or maintain the affordability controls until the mortgages were paid off.

In the mid-1970s, the federal government utilized the Section 8 program to encourage the production of affordable rental housing. Under the Section 8 program, HUD offered a 15- or 20-year contract to provide rental subsidies to property owners in return for making the units affordable to very low-income households. The subsidy is typically the difference between 30 percent of the household income and a negotiated fair market rent for the area. After the expiration of a Section 8 contract, an affordable complex may convert to market rents. The Section 8 (Housing Choice Voucher) Program for Trinity County is administered by Shasta County. There are currently 30 vouchers in use in Trinity County, with 128 households on the waiting list for vouchers.

HUD provides the Mark-to-Market and Mark-Up-to-Market programs for Section 8 projects seeking renewal. If current contracted rents exceed the fair market rent (FMR), HUD will provide favorable tax treatment to property owners in return for preserving the units at affordable rents (Mark-to-Market). For apartments renting at or below FMR rates, HUD allows

rents to be increased to levels comparable to market rents, though not exceeding 150 percent of the FMR (Mark-Up-to-Market). When a complex with an expiring Section 8 contract is at risk of conversion, the below-market stock is most likely to be converted given the higher market rents in the area.

The Section 515 program has a loan term of 50 years. Therefore, the projects funded under the 515 program are typically not considered to be at risk. In order to prepay the Section 515 loan, a project owner must demonstrate that affordable housing for farmworkers is no longer needed in the region. Based on Rural Housing Service staff assessment, few projects in the nation have been able to demonstrate the diminished need. Furthermore, Rural Housing Service staff indicated that the agency usually offers additional incentives to entice project owners to continue maintenance of the units as affordable housing.

Chapter Three: Resources and Constraints

Regional Housing Need

A requirement of state law (Sections 65583(a) and 65584 of the California Government Code) is that each city and county must accommodate its share of the region's future housing construction needs. State law also establishes the method for determining regional housing construction needs. The California Department of Housing and Community Development (HCD), working with the California Department of Finance (DOF), prepares regional population projections and from these projections, estimates housing construction needs for each region of the state. Regions are based on metropolitan and non-metropolitan housing market areas. Then a share of the regional housing need is allocated to each city and county. The allocation specifies the housing needs for each of four income categories (very low, low, moderate, and above moderate). This need is referred to as the Regional Housing Need Allocation or RHNA. The RHNA is seen as an estimate of the minimum new construction need for the County.

Table III-1 summarizes Trinity County's housing construction needs for the period from July 2014 to June 2019, as provided by HCD. Per HCD, Trinity County must accommodate 10 dwelling units, of which 10 percent should be affordable to extremely low-income, 10 percent to very low-income, 20 percent to low-income, 20 percent to moderate-income, and 40 percent to above moderate-income households.

Table III-1: Regional Housing Needs (2014 to 2019) – Trinity County

Regional Housing Needs Allocation	
Income Category	**New Construction Need**
Extremely Low (0–30% of Area Median Income (AMI))*	1
Very Low (31%–50% of AMI)	1
Low (51%–80% of AMI)	2
Moderate (81$–120% of AMI)	2
Above Moderate (over 120% of AMI)	4
Total Units	10

* The extremely low income allocation is assumed to be 1 based on HCD-accepted methodology of assuming 50 percent of the very low income allocation for households of extremely low income.

Although state law requires the Housing Element to address the housing needs of all income groups, the County must focus special attention on meeting the needs of extremely low-, very low-, low-, and moderate-income households. These households face the greatest challenges in obtaining affordable housing. The County can satisfy its responsibility for providing adequate sites for housing, especially for these lower- and moderate-income households, by ensuring there is an adequate supply of sites for attached housing, multi-family rental housing, mobile homes, secondary dwelling units, and other forms of housing with the potential to provide affordable shelter.

An analysis of existing zoning for the R-3 zoning district finds a total of 23 undeveloped parcels with a total of 22.07 acres in the county. An analysis of existing zoning for the R-2 zoning district finds a total of 13 undeveloped parcels with a total of 7.36 acres in the county. The majority of these parcels are located in Weaverville, a community that has sufficient infrastructure (community sewer and water systems) to accommodate housing at higher

densities. The communities of Hayfork and Lewiston also have land available for higher-density development, but realistically the Lewiston area may not have the supportive infrastructure to support high densities. Countywide, estimating development potential at 70 percent of maximum allowable densities, a total of 391 multi-family units could be built based on existing lands that are vacant and currently designated to accommodate multi-family development. The existing appropriately zoned vacant land is capable of meeting the lower-income regional housing needs. In other zoning categories, which would facilitate development ranging from the low to above moderate levels, there is ample vacant land designated for single-family development.

Trinity County has a limited land base due to a very large percentage of federal and state ownership, already developed lands, steep mountainous topography, and floodplains. Decisions on the best overall use of lands frequently come down to who has the most supporters at public hearings—commercial interests or residential interests. One attempt by an affordable housing advocate to convert a centrally located commercial parcel from commercial to multi-family use met with rejection based on an outcry from the business district that conversion of the parcel would severely limit any future business growth in the community. Adjacent homeowners also objected to having affordable multi-family housing in close proximity to their single-family lots.

Low-income housing developers have made efforts to acquire land that is already zoned for multi-family use with infrastructure in place. Their efforts have been unsuccessful due to the lack of properly zoned properties with adequate size, location, or willing sellers. Additional need studies are necessary to assure developers that appropriate land will be available for future projects.

Land Inventory

Nearly 76 percent of all land in Trinity County is government owned. Another 14 percent is in the Timberland Production Zones (TPZ) or Agriculture Preserve Zones (APZ), leaving just 10 percent open to development. Development is further constrained by the fact that Trinity County lies within two mountain ranges, as mentioned in Chapter One (General County Characteristics); there is very little "flat" land in the county. Of the private land open to development (or some 208,899 acres), there are rivers, streams, mountainsides, unstable slopes, wetlands, and sensitive habitats with which to contend.

Analysis of Zoning That Facilitates Development for Lower Income Households

It may be said that all of the zoning districts that allow residential development facilitate development for lower income households. Trinity County has very minimal regulations for development, and fees are based on cost recovery as dictated by state law. Given budget constraints common to small rural counties, no extra bonuses or giveaways are part of the County's development strategy that might result in the reduction or loss of other government-run programs.

Residential Capacity Calculations

Lands in the inventory have been calculated at a density of 70 percent of the maximum allowable density. For example, in the R3 zone, the inventory assumes a realistic density of 15 units per acre. While Trinity County has not experienced much recent development to support a density assumption, 70 percent is a conservative calculation and generally reflects development trends in rural areas of Northern California. Further, maximum densities can easily be achieved given the County's flexible development standards. For example, in the R3 zone, with heights of two stories and lot coverage of 40 percent, 22 units per acre is easily achievable even with larger unit sizes for apartments.

Availability of Infrastructure to Identified Lands

The following is a discussion of the major water and sewer service providers serving major population areas. This information provides details of the individual districts' service capacities, issues, and challenges.

Lewiston: The community of Lewiston has a total of five small water companies and two sewer service providers. One of the providers is the Bucktail Mutual Water Company. A recent project enhanced water intake from the Trinity River as well as other infrastructure. The facility has a water right of 0.75 cubic feet per second (cfs) from the Trinity River, which if fully developed could serve water to up to five times its current clientele. However, there is no plan to expand the system.

The other main provider in the community is the Lewiston Community Services District, which provides for a total of 166 service connections for both water and sewer. This company was originally developed when the Trinity Lake Dam was constructed and serves the worker housing development created at that time. The company recently repaired its water storage tank; however, again, there are no plans to expand this facility overall.

According to staff at the Lewiston Community Services District, the two service providers' systems have reached or are nearing their maximum service capacity. The Lewiston Community Services District has five wells, two of which were unusable as of 2015. During the summer, the company currently must supplement its drinking water supply with water from the Trinity River; however, due to the treatment plant's age, the company issues boil advisories whenever the river is being used. Funding has recently been secured for upgrades to the Lewiston Community Services District system. The remainder of Lewiston utilizes surface water or wells, or if in a subdivision, is served by a small community water system. The water providers to Lewiston may eventually be combined into a single service. There is sufficient water to serve existing need and the upcoming upgrades will serve future need.

Several other small water facilities are in operation serving small areas such as trailer parks.

Weaverville Community Services District: The district currently serves a population of 3,554 with 1,614 service accounts (25 commercial, 4 industrial, 8 landscaping, and 1,350 single-family dwellings). From 1981 to 2011, the district's population had a growth rate of 1.2 percent; however, the rate has only been 0.6 percent in the last 10-year period. The district comments that based on a 1 percent annual growth rate, there is sufficient supply until 2050. Currently there is a need for increased fire flow capacity in one location in the Timber Ridge service zone. The 2011 Master Water Plan and district staff indicate that current water sources, with some future improvements, provide firm capacity to serve all the needs of current and future water users within the district.

Weaverville Sanitation District: The district currently serves 1,250 service accounts with a maximum potential of 2,000 service connections. The facility can process 0.5 million gallons per day (mgd) and has a current max flow of .0.3 mgd. (It can also process up to 1.5 mgd for a peak wet weather flow.) The district comments that currently the facility overall operates at 60 percent of its design capacity, and further that the treatment plant was designed for potential expansion with a service design capacity of up to two times the existing capacity. Upgrades to the collection and conveyance systems are the most significant infrastructure needs, and the district is implementing rehabilitation projects to retain and increase capacity.

Hayfork: The Trinity County Waterworks District #1 is the water and sewer system provider for the community of Hayfork. There have been recent improvements to both systems that would increase the capacity to serve customers. The district recently completed infrastructure for non-potable water for irrigation projects, which has lowered demand on the potable water

treatment plant. According to staff, with recent improvements, the district anticipates that current water sources are sufficient for Hayfork in the near term.

The water treatment plant is regulated by the State to have a capacity of 1.2 mgd. Separately, the district has an irrigation water capacity of 2.0 mgd. In August 2011, the district produced a high of 30.1 million gallons during the entire month. Since that time, the district has separated its potable water from its irrigation supply water for the two biggest consumers of water (the fairgrounds and the schools). Previously, all water utilized by these facilities was from the potable water system. It is now estimated that a minimum reduction 20 percent to the potable water system will result.

The sewer system is permitted to process an average wet weather flow of 0.250 mgd. Currently, the average flow is approximately ±30 percent of capacity. The district recently approved the spraying of treated water on an agricultural field, which provides an alternative method to process treated wastewater. This would further increase the system's overall capacities.

The remainder of the county has various very small state and locally regulated water districts, with the vast majority of the area in the county only served by individual, on-site water systems. Similarly, there are a few regulated septic systems, mostly small systems serving mobile home parks. The remainder of the county is served by individual, private, on-site septic systems.

Capacity of Available Land by Zoning District

The attached Appendix 1 provides a complete inventory of vacant parcels and provides a potential development capacity based on existing zoning, as well as considering other constraints to development. Table III-2 provides a summary of developable parcels by area. Capacity is based on a theoretical 70 percent buildout of parcels, e.g., only 70 percent of the total development potential was factored as reasonable considering other constraints to development such as setbacks, parking, access needs, and development of other necessary infrastructure. The inventory includes only vacant parcels and does not include lands which may be available for be redeveloped based on limited property improvements. A separate list of parcels with improvements valued at less than $20,000 was generated and revealed significant other alternative lands with development potential. However, those parcels are not being considered for the purposes of the Housing Element at this time. There is an abundance of vacant land appropriately zoned to meet state Regional Housing Needs Allocation (RHNA) numbers. Table III-2 summarizes the total number of potentially residential developable vacant parcels by community and zoning district. Table III-3 shows the RHNA compared with the vacant land inventory.

Table III-2: Vacant Developable Land by Community and Zoning District

Weaverville Development Potential (housing units) by District														
Zoning District	**Total Housing Units**	**RR-20**	**RR-10**	**RR-5**	**RR-2.5**	**RR-1**	**RR**	**R-1M**	**R-1L**	**R-1**	**R-2**	**R-3**	**MHP**	**R-O**
RR-20	0	0												
RR-10	20		20											
RR-5	13			13										
RR-2.5	56				56									
RR-1	110					110								
RR	2						2							
R-1M	0							0						
R-1L	0								0					
R-1	1,286									1,286				
R-2	56										56			
R-3	178											178		
MHP	0												0	
R-O	5													5

Salyer Development Potential (housing units) by District														
Zoning District	**Total Housing Units**	**RR-20**	**RR-10**	**RR-5**	**RR-2.5**	**RR-1**	**RR**	**R-1M**	**R-1L**	**R-1**	**R-2**	**R-3**	**MHP**	**R-O**
RR-20	0	0												
RR-10	0		0											
RR-5	37			37										
RR-2.5	14				14									
RR-1	3					3								
RR	12						12							
R-1M	0							0						
R-1L	0								0					
R-1	132									132				
R-2	24										0			
R-3	181											0		
MHP	0												0	
R-O	0													0

Downriver Development Potential (housing units) by District														
Zoning District	**Total Housing Units**	**RR-20**	**RR-10**	**RR-5**	**RR-2.5**	**RR-1**	**RR**	**R-1M**	**R-1L**	**R-1**	**R-2**	**R-3**	**MHP**	**R-O**
RR-20	0	0												
RR-10	0		0											
RR-5	9			9										
RR-2.5	0				0									
RR-1	0					0								
RR	0						0							
R-1M	0							0						
R-1L	0								0					
R-1	0									0				
R-2	0										0			
R-3	0											0		
MHP	0												0	
R-O	0													0

Ruth Development Potential (housing units) by District														
Zoning District	**Total Housing Units**	**RR-20**	**RR-10**	**RR-5**	**RR-2.5**	**RR-1**	**RR**	**R-1M**	**R-1L**	**R-1**	**R-2**	**R-3**	**MHP**	**R-O**
RR-20	0	0												
RR-10	12		12											
RR-5	23			23										
RR-2.5	9				9									
RR-1	0					0								
RR	0						0							
R-1M	0							0						
R-1L	0								0					
R-1	0									0				
R-2	0										0			
R-3	0											0		
MHP	0												0	
R-O	0													0

North Lake Development Potential (housing units) by District														
Zoning District	**Total Housing Units**	**RR-20**	**RR-10**	**RR-5**	**RR-2.5**	**RR-1**	**RR**	**R-1M**	**R-1L**	**R-1**	**R-2**	**R-3**	**MHP**	**R-O**
RR-20	12	12												
RR-10	10		10											
RR-5	0			0										
RR-2.5	0				0									
RR-1	32					32								
RR	2						2							
R-1M	0							0						
R-1L	0								0					
R-1	254									254				
R-2	0										0			
R-3	0											0		
MHP	0												0	
R-O	1													1

Hyampom Development Potential (housing units) by District														
Zoning District	**Total Housing Units**	**RR-20**	**RR-10**	**RR-5**	**RR-2.5**	**RR-1**	**RR**	**R-1M**	**R-1L**	**R-1**	**R-2**	**R-3**	**MHP**	**R-O**
RR-20	0	0												
RR-10	4		4											
RR-5	0			0										
RR-2.5	0				0									
RR-1	0					0								
RR	0						0							
R-1M	0							0						
R-1L	0								0					
R-1	0									0				
R-2	0										0			
R-3	0											0		
MHP	0												0	
R-O	0													0

Lewiston Development Potential (housing units) by District														
Zoning District	**Total Housing Units**	**RR-20**	**RR-10**	**RR-5**	**RR-2.5**	**RR-1**	**RR**	**R-1M**	**R-1L**	**R-1**	**R-2**	**R-3**	**MHP**	**R-O**
RR-20	0	0												
RR-10	15		15											
RR-5	38			38										
RR-2.5	54				54									
RR-1	66					66								
RR	0						0							
R-1M	0							0						
R-1L	0								0					
R-1	40									40				
R-2	0										0			
R-3	65											65		
MHP	0												0	
R-O	0													0

Junction City Development Potential (housing units) by District														
Zoning District	**Total Housing Units**	**RR-20**	**RR-10**	**RR-5**	**RR-2.5**	**RR-1**	**RR**	**R-1M**	**R-1L**	**R-1**	**R-2**	**R-3**	**MHP**	**R-O**
RR-20	0	0												
RR-10	25		25											
RR-5	43			43										
RR-2.5	127				127									
RR-1	0					0								
RR	0						0							
R-1M	0							0						
R-1L	0								0					
R-1	0									0				
R-2	0										0			
R-3	0											0		
MHP	0												0	
R-O	0													0

Hayfork Development Potential (housing units) by District														
Zoning District	**Total Housing Units**	**RR-20**	**RR-10**	**RR-5**	**RR-2.5**	**RR-1**	**RR**	**R-1M**	**R-1L**	**R-1**	**R-2**	**R-3**	**MHP**	**R-O**
RR-20	13	13												
RR-10	86		86											
RR-5	12			12										
RR-2.5	53				53									
RR-1	86					86								
RR	0						0							
R-1M	68							68						
R-1L	16								16					
R-1	2									2				
R-2	12										12			
R-3	80											80		
MHP	0												0	
R-O	0													0

Douglas City Development Potential (housing units) by District														
Zoning District	**Total Housing Units**	**RR-20**	**RR-10**	**RR-5**	**RR-2.5**	**RR-1**	**RR**	**R-1M**	**R-1L**	**R-1**	**R-2**	**R-3**	**MHP**	**R-O**
RR-20	0	0												
RR-10	32		32											
RR-5	83			83										
RR-2.5	63				63									
RR-1	7					7								
RR	0						0							
R-1M	0							0						
R-1L	0								0					
R-1	0									0				
R-2	0										0			
R-3	0											0		
MHP	63												63	
R-O	0													0
Total County	3,441	20	204	258	376	304	16	68	16	1,714	68	323	63	6

Source: Trinity County Resource Conservation District, 2015

Table III-3: Progress in Meeting Regional Housing Need Allocation

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Totals
2014-2019 RHNA	1	1	2	2	4	10
2014-2019 Constructed and Approved	0	0	0	0	0	0
Remaining Unaccommodated RHNA	1	1	2	2	4	10
Vacant Land Inventory	438			2,215	1,987	4,640
Surplus Units to Address RHNA	434			2,213	1,983	4,630

Source: HCD, 2012 and Trinity County Resource Conservation District, 2015

Notes:

1. Per HCD guidance, the RHNA for extremely low, very low, and low income can be combined and addressed by sites allowing a jurisdiction's default density. Trinity County's default density is 10 units per acre.

In reviewing all of the above information it is very important to consider two additional factors. First, the above table lists just the vacant lands and does not include literally hundreds of parcels that have very minimal improvements (less than $20,000 in improvement values) on them. These parcels would likely add many more potential developable parcels to address future housing needs.

Secondly, the calculations above do not consider many properties, again in the hundreds, which may have a General plan designation consistent with residential development but remain "unzoned" or Unclassified. This county contains extensive areas that were never zoned following adoption of the General Plan Land Use Element. Those parcels are typically zoned at the time of new significant development or subdivision. Eventually, such lands will be zoned upon consideration of an updated General Plan; however, pending funding opportunities, they will remain in reserve for future development.

Analysis of Realistic Capacity

As shown in Appendix 1, many of the parcels in the county do not meet the minimum parcel size dictated by the zoning district. The County continues to allow development of these parcels, which pre-existed the current zoning. Section 33.1 of the Trinity County Zoning Ordinance considers a nonconforming parcel of land that does not comply with access, area, or width requirements for the zoning district in which it is located to be a lawful building site; the parcel may be used as a building site if it meets the criteria contained in that section of the ordinance. The criteria state that the parcel has to have been a legally created parcel under local ordinances or state law at the time of its creation, or it had to have been a parcel legally created by deed prior to the enactment of the current zoning, or the parcel is the result of an approved boundary line adjustment. Therefore, if 20 parcels in Lewiston are zoned RR-1, but only one parcel is actually 1 acre or more in size, the other 19 parcels could still be built upon, providing the soils are adequate for sewage disposal and there is a water source.

There are very few instances when a parcel is deemed unbuildable. Trinity County's floodplain ordinance allows development within 100-year floodplains as long as the development meets the regulations of the ordinance. Slopes may be built upon, although engineering may be required for foundations. If an entire parcel is encumbered by an active slide, or the entire parcel exceeds a 30 percent slope, will not percolate for sewage disposal,

or there is no water source, then it may be determined that the parcel is unbuildable. Some other hindrances to the development of the Unclassified lands is their remote location, cost in obtaining access, cost to truck building materials to the site, and general cost of site development.

For an in-depth discussion of constraints that can be a determining factor on realistic capacity, see the subsection titled Environmental Constraints in the Analysis of Non-Governmental Constraints.

Analysis of Governmental Constraints

Land Use Controls

The County administers minimal land use controls. The County does not have growth controls, open space requirements, or any other land use controls outside of zoning on residential development.

General Plan

Trinity County's General Plan establishes policies that guide new development, including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the county. The County's land use designations are grouped into three major categories: Community Development, Village, and Natural Resources. All other subcategories are grouped in these three categories. The land use designations established in the General Plan that allow single-family and multi-family residential developments are shown in Table III-3.

Table III-3: Trinity County General Plan Residential Land Use Designations

Designation	Description
Community Development, General	These are areas of the county with viable communities incorporating all densities of dwelling units, including single- and multiple-family dwellings and mobile homes. Other designations below are applicable within Community Development areas unless a Specific Plan has been adopted.
Community Residential	Offers various locations within the general sphere of the major communities in Trinity County where residential development both is desirable and is to be encouraged. The residential development allowed here should generally be higher density than rural and is intended to be more efficient for the supplying of community services. These services may include roads, lighting, water, sewer, and the like.
Village, General	This designation is for small groups of residences and/or commercial enterprises.
Village	This designation is for a variety of land uses including single-family and multi-family residences and various commercial service facilities. Heavy industrial uses are not allowed in the Village designation.
Natural Resource, General	This designation allows resorts, sparse residential development, and recreational development with minimal impacts to the natural environment.
Agriculture	This designation is preserved for agricultural production. It allows single-family, rural housing and associated structures to adequately run an agricultural operation.
Rural Residential	This designation allows low-density housing units, consistent with minimal County services.

Source: Trinity County 1988 General Plan

Table III-4 provides a summary of allowed residential densities for General Plan land use categories that allow residential development.

Table III-4: Trinity County Allowable Residential Density by Land Use Category

Land Use Category	Minimum Residential Density (du/ac)	Maximum Residential Density (du/ac)
Community Development		
Community Residential	1	12
Village General		
Village	No minimum	12
Natural Resource		
Agriculture	No minimum	1 unit/10 acres
Rural Residential	1 unit/10 acres	1[1]

Source: Trinity County 1988 General Plan

[1]. Maximum density of one unit per acre or larger as determined by county sanitarian and the Regional Water Quality Control Board.

Zoning Ordinance

The County's zoning and development standards, such as height, lot coverage, setbacks, and parking, are minimal and do not impede the ability to achieve the maximum density in any given zoning district, as shown in Table III-5. For example, in the R-3 district, even with the most conservative estimates, a multi-family development could easily achieve the maximum density with 1,200-square-foot unit sizes. The County administers a courtyard requirement for multi-family development that controls spacing between buildings; however, this standard is negligible and does not constrain multi-family development. Further, the County does not require minimum unit sizes beyond state health and safety standards, and minimum lot or parcel sizes are required to uphold sewage disposal standards.

Table III-5: Development Standards by Zoning District

	A/AP	MH[2]	R-O	RR	R-1	R-2	R-3
Maximum Density	1 family unit/lot[1]	9.68	1 unit/acre	2.18 units/ acre	7.26 units/ acre	14.52 units/ acre	21.78 units/ acre
Minimum Side Setbacks	20 feet	6 feet	Interior: 5 ft Exterior: 10 ft	6 feet	5 feet	6 feet	10 feet
Minimum Front Setback	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Minimum Rear Setback	100 feet	25 feet	20 feet	20 feet	20 feet	20 feet	15 feet
Lot Coverage	None		35%	35%	35%	40%	40%
Minimum Lot Size	1 acre	4,500 feet	3,600 ft	1 acre	6,000 sq. ft.	6,000	16,000
Parking	1	2	1	1	1	1	2
Height Maximum	40 feet	25 feet	25 feet	40 feet	40 feet	40 feet	25 feet

Source: Trinity County Zoning Ordinance, accessed March 2015

1. Farm labor housing and a single-family housing unit is allowed in an agricultural operating area in Agriculture zones. Temporary labor camps, less than one year in duration, as accessory to harvesting or planting are allowed in Agricultural Preserve Zones.
2. Mobile Home zoning provides suitable sites for the placement of mobile homes as permanent residences both in mobile home parks and on individual lots. It also may be applied as an overlay zone.

Table III-6 summarizes how housing types are allowed in each zone that allows residential development in the county.

Table III-6: Housing Types Permitted by Zoning District

Housing Types Permitted	A/AP	MHP	R-O	RR	R-1	R-2	R-3
Single-Family Attached					UP	P	P
Single-Family Detached	P		P	P	P	P	P
Duplex						P	P
Triplex						UP	P
Multi-Family (5+ Units per Structure)							P
Manufactured Homes/Mobile Homes	P	P[1]	P	P	P	P	P
Second Units	P	P	P	P	P	P	P
Emergency Shelters	P	P	P	P	P	P	P
Single Room Occupancy							P
Transitional Housing	P	P	P	P	P	P	P
Supportive Housing	P	P	P	P	P	P	P
Farm Labor Quarters	P			P			
Temporary Labor Camp	P						

Source: Trinity County Zoning Ordinance, 2015

1. A Planning Commission issued use permit is required for the development of mobile home parks and special occupancy parks. However, mobile homes and manufactured homes are allowed by right in established mobile home parks and in Mobile Home Overlay Zones.

Notes: P = Permitted Use UP = Use Permit

Provisions for a Variety of Housing Types

Multi-Family Housing

Currently, the R-3 district is the primary multi-family district with a maximum density of 21.78 units per acre. A number of existing multi-family units exist in the county, although none were built between 2010 and 2015.

Second Units

Second units are detached or attached dwelling units that provide complete, independent living facilities for one or more persons, located on the same lot as the existing dwelling. They include permanent provisions for living, sleeping, eating, cooking, sanitation, and other such utilities.

Assembly Bill (AB) 1866, also known as the "second unit law," amended the California Government Code to facilitate the development of second units. This amendment required localities to allow second units ministerially without discretionary review or hearings. To be considered a ministerial review, the process used to approve second units must "apply predictable, objective, fixed, quantifiable, and clear standards." Applications for second units should not be subject to onerous conditions of approval or public hearing process or public comment.

To ensure consistency with state law and allow greater opportunities for development of second units, the County allows second units without discretionary review in all residential districts and in the Unclassified, Agricultural, Ag-Forest, and Agricultural Preserve districts

with a use permit. Second dwelling permits can be obtained in the same manner as any other building permit for a dwelling as long as the placement meets criteria for second dwellings, mainly that the zoning density is not exceeded. There is no restriction on the size of the second dwelling.

Mobile and Manufactured Homes

Manufactured and factory-built housing can be integral parts of the solution for addressing housing needs. Pursuant to Government Code Section 65852.3, the siting and permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Specifically, Government Code Section 65852.3(a) requires that with the exception of architectural requirements, a local government, including charter cities, shall only subject manufactured homes (mobile homes) to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including but not limited to building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements.

Manufactured homes (mobile homes) are allowed without discretionary review in all districts in the county that allow residential development. Certain areas have a Mobile Home Standards Overlay. This overlay contains yard and architectural standards. Area suppliers of manufactured homes have no difficulty in meeting these standards.

Farm Labor Housing

Farm worker or employee housing includes accommodations used temporarily or seasonally for residential use for unrelated persons or families employed to perform agricultural or industrial labor. The accommodations may consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations maintained in one or more buildings, or one or more sites, and the premises upon which they are situated, including areas set aside for parking of mobile homes or camping of five or more employees by the employer.

Farm labor quarters are defined in the Trinity County Zoning Ordinance as "rooming and boarding houses and mess halls for any number of farm help customarily employed principally on land owned by the owner of the building site occupied by said houses or halls. Farm labor quarters shall also mean farm labor family housing where two or less families are provided living quarters or housing accommodations."

Per state law, farm worker or employee housing for six or fewer workers is deemed to be a single-family structure with a residential land use and is treated the same as a single-family dwelling of the same type in the same zone (see Health and Safety Code Section 17021.5). The permitted occupancy in employee housing in a zone allowing agricultural uses includes agricultural employees who do not work on the property where the employee housing is located. The farm labor housing allowed by right under Health and Safety Code Section 17021.6 may consist of up to 36 beds in group quarters or 12 units or spaces designed for use by a single family or household on land zoned for agricultural uses. Such employee housing is considered to be an activity that in no way differs from an agricultural use.

The County currently allows farm labor quarters by right in the Agricultural and Rural Residential districts and temporary labor camps in Agricultural Preserve Districts. The small amount of seasonal farmworker housing that is needed is provided by the farmers. Program 5.5 is proposed for the County to review the Zoning Ordinance and if needed the Zoning

Ordinance will be amended to fully comply with Health and Safety Code Sections 17021.5 and 17021.6.

Emergency, Transitional, and Supportive Housing

Transitional housing is defined in Government Code Section 65582(h) as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and re-circulating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing is defined by Government Code Section 56682(f) as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population is defined in Government Code Section 56682(g) as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

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."

Pursuant to Senate Bill (SB) 2, the County adopted ordinance No. 315-806 in January 2014, which defined emergency shelters and transitional and supportive housing. It also allowed alternative housing, which included emergency shelters, supportive housing, and transitional housing for six or fewer persons in all zoning districts allowing single-family dwellings.

One category of group care allowed includes supportive housing, transitional housing, or other facilities authorized, certified, or licensed by the State to provide board, room, and personal care for seven or more persons but not to exceed 25 persons, or large family day care as defined by the California Health and Safety Code subject to a Use Permit. Residential care facilities for six or fewer persons are included in the term "alternative care." Residential care facilities for seven or more persons are included in the term "group care."

In addition, per the same ordinance, emergency shelters for up to 12 persons per the County's definition are allowed in all zoning districts allowing single-family dwellings.

Permit requirements for transitional housing are the same as for single-family use. The emergency and transitional housing in the county consists of single-family dwellings or duplexes. Existing structures are usually utilized, requiring no County permit.

Extremely Low-Income Households

Extremely low-income households have special housing needs because they are unlikely to find market-rate housing that is affordable at any price. Also, many of the extremely low-income households will fall within a special needs category (disabled, seniors, large families,

or female-headed households) and require supportive housing services. 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 occupancy (SRO) units.

SROs are not currently addressed in the Trinity County Zoning Ordinance. The County therefore has developed Program 2.7, which states that the County will update its Zoning Ordinance to allow SRO units in the R-3 zone. SRO units are most commonly found in multi-unit structures in a multifamily setting. SROs can also occur as stand alone units, for example when a former motel is converted to an SRO development. SRO developments are generally relatively high density and therefore are an appropriate use for the R-3 zoning district.

A point-in-time survey conducted of online rental listing sites indicates limited availability of rental units in the county. Only one one-bedroom unit was currently list and it was priced at $575 (see Table II-18 in Chapter Two). The low availability may be a constraint to very low- and low-income households in finding affordable housing. Mobile homes and second units, discussed above, can provide affordable rental alternatives. Additionally, ongoing rental assistance, such as Housing Choice Vouchers (HUD Section 8), may be necessary, as well as additional incentives for rental apartment construction, to maintain affordability for very low-income households. Currently, 30 Housing Choice Vouchers are available in the county.

Codes and Enforcement

Trinity County has adopted the California Building Code of the California Code of Regulations Title 24, Part 2, Volumes 1 and 2. All more recent editions and amendments of that code are adopted by reference automatically under the County's Municipal Code Section 15.04.010.A. The County has not adopted any additional regulations or amendments that would hinder or add cost to development. In this way, dwellings can be constructed by meeting the minimum state building code without any added County-originated regulations and costs.

The County encourages voluntary compliance with the code. However, in those instances where it becomes known that construction is being done without a permit, the County makes an effort to bring the structure into compliance with the code to ensure the health and safety of present and future occupants. In addition, the County may investigate violations of the building code on a complaint basis.

On/Off-Site Improvement Standards

Existing vacant residential parcels require sewage disposal, water, and access. Homebuilders are not required to widen streets or to put in sidewalks and gutters. Encroachment permits are required for access onto state and county roads. Work and costs involved can range from zero for an acceptable existing encroachment to several thousand dollars after widening the driveway, installing culverts, and paving the entrance of the encroachment. Street improvements are generally not required for home construction.

The development of new parcels to serve potential development is subject to approval of a land division. The land division process typically includes the requirement to improve land to address access, ensure an adequate building site, and provide for improvements that will reduce other public costs to development. In Trinity County, access improvements are generally minimal in most areas, with the standard being compliance with state fire safe guidelines found in Public Resources Code Section 4290 et seq. Typical right-of-way widths for streets are 40 to 60 feet depending on terrain, sufficient to accommodate two 9- to 10-foot

lanes, with 2-foot shoulders and gutters on both sides. In more rural areas, costs can vary widely depending on the location and the existing access.

The minimum cost is $150 for an encroachment permit, and the minimum cost is $200 for utility/trenching. A typical residential driveway cost can easily be $5,000–$8,000 assuming a standard residential lot similar to the ones in the more urban communities where earthwork has already been done on the lot to rough in the driveway.

Potable water is required for domestic purposes. Two communities (Weaverville and Hayfork) provide water through special districts. Other areas may have small private water companies, or developers must rely on surface water, springs, or wells. The costs involved in developing water sources are as varied as the methods of supplying it.

Sewage disposal is similar to water requirements. Both Weaverville and Hayfork have sewer districts, which require properties lying within the districts to connect to the system for health reasons. Lewiston has two private sewer companies that serve the smaller subdivision parcels that would not have adequate room for an individual septic tank. All of the remaining communities and outlying areas require individual sewage disposal systems. A regular septic tank and leach lines are the only approved methods of sewage disposal in the county. With materials and installation labor costs, these individual systems generally between five and seven thousand dollars.

Fees and Exactions

Trinity County permit fees are established to recover all or part of the cost of processing permits. Fees administered by the County are minimal, administered in compliance with the Mitigation Fee Act (Government Code Section 66000) and are not considered to significantly affect the cost of residential development in the county. However, some fees, such as California Department of Fish and Wildlife fees, are outside of the County's control and can increase the cost of housing.

Building Permit Fees

Building permit fees can vary widely depending on the type and quality of construction, project size, occupancies, and a variety of supplemental fees that can be imposed, depending on the agency. For the purpose of this analysis, the following is a general comparison of fees charged by local agencies for building permits for two sample cases and is based on available online information. One is a 1,800-square-foot single-family dwelling (SFD) with a 480-square-foot garage. The other is a multi-family dwelling (MFD) with four 1,200-square-foot units, with a 1,920-square-foot garage. The fee total in Table III-7 for this structure is based on a per-unit cost. Other factors such as utility connections for public water and sewer connection are not provided, as those costs can vary widely depending on the individual district's fees, as are well and septic system fees. The ultimate development costs for those facilities can also vary greatly, making the costs of permits less of a relevant factor to consider. Finally, school impact fees are not calculated, as they too are location/district specific. Most of the school districts charge a standard fee of $2.97 per square foot for residential development, $0.47 per square foot for commercial development, and $.06 per square foot for mini-storage; however, alternate rates are charged in several areas and vary from $0.00 to $3.20 per square foot. Estimated building fees for single- and multi-family units are shown in Table III-7.

Table III-7: Trinity County Building Fees, 2015

Fee Category	SFD	MFD/unit
Building Plan Check	$1,240.58	$710.25
Building Permit	$1,908.59	$1,092.72
Electrical	$228.00	$168.00
Plumbing	$182.40	$134.40
Mechanical	$182.40	$134.40
Seismic	$28.41	$18.24
CBSC	$8.00	$5.50
General Plan Maintenance	$1,093.02	$701.47
Total	**$4,871.40**	**$2,964.99**

Source: Trinity County Planning Department, 2015

Planning Fees

Trinity County's range of planning fees is shown in Table III-8. These fees are highly variable, depending on the type and size of project. For instance, the Weaverville Fire District has a $40 plan check fee for new construction.

Table III-8: Trinity County Planning Fees

Fee Category	Low	High
General Plan Amendment	$2,150	$2,150
Rezone	$1,995	$1,995
Use Permit	$550	$3,575
Variance	$1,760	$1,760
Land Division < 4 parcels	$2,209 + $100/lot	$2,209 + $100/lot
Land Division > 4 parcels	$2,609 + $154/lot	$4,000+ $50/lot
CEQA: Categorical Exemption	$220	$220
CEQA: Negative Declaration	$1,760	$1,760

Source: Trinity County Planning Department Fee Schedule, January 2013

Fees are generally based on the cost of services. Services in both building and planning permit types can require extensive travel time to project sites that are extremely isolated. Building fees are adjusted periodically based on valuation tables established by the California Building Code. Planning fees are established on a fee for service basis, with the fees set as "averages." This is typical for rural areas where permit volume and entitlement policies are not as complicated as more urban settings. Considering that permit monitoring is becoming required and expected more frequently, current fees are likely underestimates of the current cost of service.

Trinity County has undergone a dramatic reduction in staff in all land development agencies, including building, planning, and environmental health. Each of these departments now has a professional staff of one. There is little room for fee reductions or other economic incentives to assist in providing housing.

Processing and Permit Procedures

The permit process can have a significant impact on housing production and costs. Lengthy review periods can increase costs because material prices can rise and interest payments must be made. Lengthy review times can also frustrate builders, and the County can lose job and housing opportunities. For these reasons, Trinity County seeks to avoid unnecessarily lengthy review periods and adheres to the time limits of the Permit Streamlining Act. According to the Planning Department, the typical approval requirements for single- and multi-family units take between two and four weeks and require no design review unless the development is located in a historic district, as shown in Table III-9.

Projects that require more steps than a site plan and design review can take longer. Legislative actions like Use Permits and zone changes, which require State-mandated environmental review, take no more than three to five months. With most processing of ministerial permits taking less than two weeks, permit processing times are reasonable and necessary for sound decision-making and are not considered to significantly hamper residential development.

Table III-9: Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time
Use Permit, Director issued	4 weeks
Use Permit, Commission issued, no environmental review	6–8 weeks
Use Permit, Commission issued, with environmental review	4 months
Zone Change	4 months
General Plan Amendment	4–5 months
Site Plan Review (building permit review)	2–4 weeks
Architectural Review (required only in historic districts)	1–2 weeks
Tract Maps (environmental review required)	6–12 months
Parcel Maps (environmental review required)	4–6 months
Environmental Impact Report	24 months
Other (typical building permit timeline)	2–4 weeks

Source: Trinity County Planning Department, 2015

Most of the development in Trinity County consists of individuals building a single-family home. These homes are constructed by an owner/builder or by a licensed general contractor. Occasionally, an individual will build a house for speculation. Large private tract developments, with the lots already built upon, have never occurred in the county. A building permit that is checked for zoning compliance is all that is needed from the County to develop residential structures when placed on residentially zoned parcels. There are no other committees or panels that review building permits except in the historic districts. In the historic districts, the exterior design of the dwelling has to meet standards contained in the Zoning Ordinance and have approval from the Architectural Review Committee. This review is informal and can be accomplished in less than seven days.

Several small multi-family developments have been built in the county, but none have been developed since 2010. The permit process typically takes several weeks, mainly because plans need revisions, or financing and design changes occur on the developer's end. The County's plan review process can be accomplished and a building permit issued in as little as five days if the building plans are complete.

Most subdivisions in Trinity County are by parcel map, creating no more than four parcels. These subdivisions require approval of a tentative map before the parcel map can be submitted for recording. Compliance with the California Environmental Quality Act is required for each application, and the typical processing time for a parcel map is four to six months. Minimal requirements are placed on the subdivision developer to provide proof of sewage disposal, water, and access for each parcel being created. The access road standards create the largest monetary burden on the developer, although even this is minimal, as most roads require little more than widening and the application of base rock. Paving, curbs, and sidewalks are not required for parcel maps.

Very few subdivisions of five or more parcels are submitted for approval in Trinity County. The requirements for these larger subdivisions are basically the same as for parcel maps. The major difference is a report required by the California Bureau of Real Estate.

Constraints on Persons with Disabilities

Persons with disabilities have a number of housing needs related to accessibility of dwelling units, access to transportation, employment, and commercial services, and alternative living arrangements that include on-site or nearby supportive services.

Trinity County requires compliance with the Americans with Disabilities Act (ADA) in all commercial buildings. Other than requiring compliance with the ADA, the County has no policies or regulations that would discriminate, hamper, or make housing for persons with disabilities difficult. There are no concentration restrictions for residential care homes, group homes, or other housing for persons with disabilities. State and federal law does not permit the County to regulate group homes of six or fewer residents, and group homes of seven or more residents can be permitted, with approval of a Use Permit, in accordance with County Ordinance 315-16. The County adopted Ordinance No. 315-807 in January 2014 to establish procedures for providing reasonable accommodation for those with disabilities. The County's Zoning Ordinance includes a definition of family that is not considered to constrain housing for persons with disabilities, as follows:

> **Family:** One or more persons occupying a premises and living as a single nonprofit housekeeping unit as distinguished from a group occupying a hotel, club, fraternity, or sorority house. A family shall be deemed to include necessary servants.

Analysis of Non-Governmental Constraints

Not all constraints to development are under governmental control. Land costs, construction costs, environmental constraints, and financing all play a role in determining the feasibility of building.

Environmental Constraints

Some land in Trinity County is unavailable for development because of environmental features. These features either pose a hazard to those who may choose to build in the area or may diminish valuable resources. As a result, builders avoid these areas because they understand the danger involved or do not wish to incur the added cost of building in these areas. These features include geologic hazards, soils with low permeability, and excessive slopes.

These constraints affect land use categories that can accommodate single-family residences. In most cases, the presence of these constraints will not preclude development of a single-family home on a minimum 5-acre parcel, but may limit the placement of a home on a parcel

of an acre or less. Environmentally constrained lands may also limit the subdivision potential of some parcels. Areas that permit multi-family units are not affected, as environmentally constrained lands are not designated for such use.

- **Geologic hazard** – The most common geologic hazard that must be considered in Trinity County is the potential for wet season landslides and rockfalls where humans have altered natural conditions. Soils on slopes of up to 50 percent have the combination of factors that could pose landslide problems when human activities are superimposed on natural conditions. Trinity County is not listed as being affected by potentially active faults and therefore has fairly low potential for ground rupture, according to the chief of the California Geological Survey.

- **Soils with low permeability rates –** Most parts of the county are not served by public sewer systems and therefore must rely on septic systems. In some parts of the county, septic **systems** cannot be used because the soils have low permeability rates that prevent effective operation of such systems. Areas where groundwater is high or the soils leach too quickly may also not support a septic system.

- **Excessive slopes –** In areas with a slope of 20 percent or more, improvements for accessibility, site preparation, and sewage disposal are very difficult. As a result, these areas are generally avoided or more costly systems are required. Parcels with slopes in excess of 30 percent are generally undevelopable for residential purposes (current Environmental Health standards preclude development of septic systems on slopes greater than 30 percent). Sizeable portions of these lands are within Resource designated lands that do not have significant residential development potential.

- **Water supply and quality –** Some areas in the county lack sufficient water for development (either surface water or groundwater). In addition, some areas appear to have sufficient water but the potability is affected by heavy metals or minerals such as arsenic, mercury, sodium, chloride, and boron.

- **Flood hazard –** Development in flood hazard areas can result in property damage and loss of life. Flooding events occur in Trinity County in flood hazard areas near major rivers, including the Trinity River. Risk of the worst flooding would occur with the overflow or failure of one of the five dams located in the county: Lewiston, Trinity, Buckhorn, Ewing, and Matthews. Flooding has occurred, both in the 100-year floodplain and in other localized areas. If the County allows development in flood hazard areas, it runs the risk of losing its eligibility in the National Flood Insurance Program. A floodplain ordinance is included in the County's Zoning Ordinance as Section 29.4 that guides development in relation to floodplains. Program 8.1 is also included in the Housing Element to minimize the effects of development in flood-prone areas.

- **Fire hazard –** Trinity County consists primarily of a mosaic of mixed conifer, hardwood, and chaparral woodlands located on moderate to steep mountain slopes. With wet winters providing the moisture to stimulate vegetation growth, and hot, dry summers that bring the vegetation to tinder status, both natural and human-caused fires are common features in this landscape. The California Department of Forestry and Fire Protection (Cal Fire) indicates that all areas are at risk of wildland fires, with much of the county classified as having high to extreme fire hazard severity. Consideration of fire safety and strict adherence to Trinity County's Fire Safe Ordinance standards should be required, especially when building outside the established communities (See Program 8.2).

Land Costs

Land costs in Trinity County, like most counties, are highly dependent on location, existing structures and services, and other features of the property. A survey of land with residential building capacity in the county conducted in April 2015 using the landwatch.com online property listing website indicates that the average cost per acre in the county is approximately $185,600. Land near the developed communities of Weaverville, Douglas City, and Hayfork tends to be slightly lower in cost, with the lowest costs per acre in or near Weaverville. Table III-10 shows a sample of listings from April 2015.

Table III-10: Trinity County Land Costs

Location	Parcel Size (Acres)[1]	Price	Price per Acre
Douglas City	1.15	$695,000	$604,347
Douglas City	5.00	$295,000	$59,000
Douglas City	4.10	$105,000	$25,609
Douglas City	10.40	$415,000	$39,903
Hayfork	40.00	$375,000	$9,375
Hayfork	3.76	$165,000	$43,882
Hayfork	1.87	$1,458,000	$779,679
Salyer	48.00	$575,000	$11,979
Salyer	5.20	$699,000	$134,423
Weaverville	5.00	$100,000	$20,000
Weaverville	140.00	$1,680,000	$12,000
Weaverville	3.63	$99,000	$27,272
Weaverville	5.42	$65,000	$11,992
Weaverville	5.31	$109,500	$20,621
Weaverville	0.39	$29,900	$76,666

Source: www.landwatch.com, April 2015

1. *Each row in this table represents a single parcel.*

Construction Costs

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 cost of a single-story four-cornered home in Trinity County to be approximately $135.30 per square foot. This cost estimate is based on a 1,600-square-foot wood-frame house of good quality construction including a two-car garage and central heating and air conditioning, not tract housing. The total construction costs excluding land costs are estimated at approximately $216,500.

Based on estimates provided by Danco Builders, a developer of multi-family structures throughout Northern California, a typical single-story multi-family building of approximately 15,000 square feet and with 900-square-foot apartments has a cost of $160 to $175 per square foot cost for construction with prevailing wage (Tyson 2015). This range of costs per square foot would result in a cost per unit for 900-square-foot units of between $144,000 and $157,500.

If labor or material costs increased substantially, the cost of construction in Trinity County could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing, but are not a constraint at this time.

Permit, school impact, and utility connection fees add approximately $6,000 to $8,000 for a 2,000-square-foot house. Access improvements, power connection, and well and septic systems can add another $15,000 to $25,000 to the cost of homes without access to water or sewer service.

Services

Water Supply

The lack of reliable water supply is a significant constraint in meeting local housing needs. The situation is severe in many areas of the county. Many surface water sources dry up during the latter part of the summer and fall, leaving users of these systems hauling water for basic domestic purposes. Other areas, in addition to having unreliable surface water, have no underground aquifers, with no guarantee that water will be found each time a well is dug. A hydrologic study conducted by the California Department of Water Resources (*Water Resources and Future Water Requirements: North Coastal Hydrographic Area, 1965)*, which provides information on the water-bearing ability of the Hayfork area, reveals the following information, with similar conditions being found throughout the county:

> The bedrock is non-waterbearing, and consists of a granitic intrusive near the western edge of the valley and metamorphic rocks beneath the remainder of the valley…. Water levels in the valley have not been measured over a period of time and the amount of fluctuation is not known, but the level probably declines considerably during the dry season. Domestic wells are subject to rather rapid de-watering at that time.

Several communities have special districts or private companies that provide water:

- The community of Weaverville is provided water by the Weaverville Community Services District. The 2011 Master Water Plan and district staff indicate that current water sources, with some future improvements, provide firm capacity to serve all the needs of current and future water users within their district (Scribner 2015).

- The community of Hayfork is provided water by the Trinity County Waterworks District #1. The district covers the majority of the downtown area of the community, but does not cover the outskirts. The district recently completed infrastructure for non-potable water for irrigation projects, which has lowered demand on the potable water treatment plant. With recent improvements, the district anticipates that current water sources are sufficient for Hayfork in the near term (Hair 2015).

- The community of Lewiston is served by two small water companies. These companies have reached or are nearing their maximum services. The Lewiston Community Services District has five wells, two of which are unusable as of 2015. During the summer, the company currently must supplement its drinking water supply with water from the Trinity River; however, due to the treatment plant's age, the company issues boil advisories whenever the river is being used. The remainder of Lewiston utilizes surface water or wells, or if in a subdivision, is served by a small community water system. The water providers to Lewiston may eventually be combined into a single service (Day 2015).

- The rest of the small communities and outlying properties are in a similar situation as Lewiston, relying on surface water, individual wells, or small privately operated community water systems.

Sewage Disposal

The majority of the property in Trinity County is not served by sewer. Individual sewage disposal systems are required, and their placement can be limited by soil type, slope, and proximity to rivers, streams, springs, and wetlands. Weaverville and Hayfork have public sewer systems with adequate expansion capabilities, while Lewiston is served by a couple of private sewer systems, which are at or nearing their capacity.

Availability of Financing

The primary factor related to home finance affecting housing affordability and availability is the cost of borrowing money (interest rates). Historically, substantial changes in interest rates have correlated with swings in home sales. When interest rates decline, sales increase. The reverse has been true when interest rates increase. 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. Over the past two decades, there has been dramatic growth in alternative mortgage products, such as graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and qualify for larger home loans. Even during periods of high interest rates, these alternative products allow more buyers to qualify for homeownership, thus dampening the swings in home sales that accompany changes in interest rates.

Nevertheless, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Table III-11 illustrates interest rates as of April 2015. 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 III-11 Conforming Loan Interest Rates

Term	Interest	APR
30-year fixed	4.000%	4.040%
15-year fixed	3.250%	3.319%
5-year adjustable rate	3.250%	3.514%

Source: www.wellsfargo.com, April 2015

Notes: Conforming loan is for no more than $417,000. A jumbo loan is greater than $417,000.

Energy Conservation

State law (Government Code Section 65583[a][7]) requires housing elements to contain an analysis of opportunities for residential energy conservation. The energy conservation section of a housing element must inventory and analyze the opportunities to encourage the incorporation of energy-saving features, energy-saving materials, and energy-efficient systems and design for residential development. Housing element policies and programs should address the environmental significance and operational benefits of employing energy conservation in the building and retrofitting of housing.

Opportunities for residential energy conservation exist at all levels: individual dwelling units, residential projects, neighborhoods, communities, and regions. Conservation can be achieved through a variety of approaches, including reducing the use of energy-consuming appliances and features in a home, physically modifying existing structures or land uses, and reducing the reliance on automobiles by encouraging more mixed-use and infill development and providing pedestrian access to commercial and recreational facilities.

Trinity County has adopted a Regional Transportation Plan (RTP) that incorporates numerous energy conservation concepts into the future planning, design, and development of its transportation network. This plan parallels the California Transportation Plan in that it provides a vision of goals and strategies for improving transportation services, design, goals, and policies by focusing on the promotion of environmental quality, economic vitality, and social equity. Consideration of land use impacts and the relationship of transportation needs, alternatives, and improvements are brought together in future decision-making. Numerous policies are provided in the RTP that link land use development, energy impacts, greenhouse gas issues, efficiencies, and alternatives in transportation modes.

The trend in the RTP and other County planning efforts is towards a more infill-centric/transit-oriented approach in an effort to reduce vehicle miles traveled. The County actively seeks funding related to housing and transit facilties/services in the more urbanized areas of the County closer to transit opportunities as a way to reduce energy use.

The development of the Housing Element and the RTP has been with the intent to ensure that policies in these documents are interlinked to benefit future decision-making, including incorporating the principles of the "Consider Health in All Policies" program.

A number of hydropower plants provide power with first preference to Trinity County. Those plants include Trinity Power Plant, Judge Francis Carr Power Plant, and Spring Creek Power Plant. The Trinity Public Utility District (TPUD) manages local power (hydroelectric) and serves many areas of the community at a much reduced rate. The County and TPUD are considering options to expand service areas not currently served by TPUD (Southern Trinity and the Down River area) by forming a community choice aggregation (CCA) program. As currently envisioned, the County would establish itself as an "aggregator" for the CCA. The Pacific Gas and Electric Company (PG&E) would still provide all services, but the source of the electricity would be the Western Area Power Administration (WAPA), which is hydroelectric. The benefit is lower electric costs applied to the entire county from a source with lower greenhouse gas emissions.

Natural gas is not available in Trinity County except for a very small area in the southern part of the county. Many households rely on propane for utilities and heat. Woodstoves are also a main source of heat for a large portion of the households in the county.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to

determine how energy efficient an existing building is and, if needed, what improvements can be made.

Examples of energy conservation opportunities include installation of insulation and/or storm windows and doors, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation that incorporates energy conservation considerations. Compliance with Title 24 will enable homeowners to reduce energy consumption.

The Colusa-Glenn-Trinity Community Action Partnership of the Glenn County Human Resources Department has a weatherization and utility assistance program for income-qualified individuals.

This page intentionally left blank.

Chapter Four: Review and Revise

State law (Government Code Section 65588) requires each local government preparing a housing element to review and analyze the appropriateness of its housing goals, objectives, and policies; the effectiveness of the housing element; and the progress of the county in implementation of its housing element.

The 2009 Housing Element contained 30 specific programs designed to carry out the overall goal of providing an adequate supply of sound, affordable housing units in a safe and satisfying environment for both current and future county residents, regardless of race, age, religion, sex, marital status, ethnic background, or personal disabilities.

Progress and Effectiveness

Some of the programs from the 2009 Housing Element were policy oriented, while others required specific actions. Table IV-1 consists of a restatement of these programs as well as the progress, effectiveness, and appropriateness of each program.

TABLE IV-1
Review of Previous Housing Element Programs

Housing Objectives and Programs	Progress	Continue/ Modify/Delete
Objective One: Accommodate the County's Housing Allocation The County has sufficient appropriately zoned lands to support all residential development proposed by the State for the period between January 2008 and July 2014 in order to meet its share of the State's housing needs for this region. The County shall encourage overall production of housing to meet this goal by taking the following measures:		
Program 1.1: The Planning Department shall periodically review its permit procedures to increase efficiency by reducing the cost and time of processing permits but still remain effective and meet legal review requirements. This review will be conducted as part of the County's ongoing permit streamlining program. Responsible Agency: Planning Department Time Frame: Review annually Funding: Permit fees, General Fund	This is an ongoing effort by the County as it continually strives for efficiencies.	Continue
Program 1.2: The Building and Development Services Department will not impose any requirement for construction other than those mandated by State law or those necessary to maintain the health and safety of citizens. Responsible Agency: Building and Development Services Time Frame: Annually Funding: None necessary	This program has been implemented by the Building and Development Services Department on an ongoing basis. No new programs or requirements have been instituted.	Continue
Program 1.3: The County shall provide information to developers of the funds available from state and federal programs to provide low to moderate-income housing. Information brochures shall be printed and made available at County offices, libraries and other public agencies, and shall be posted on the County's website. Responsible Agency: Trinity County Grants Department Time Frame: Prepare brochures before July 2010, update annually Funding: Grants, General Fund	This program has not been successfully implemented partly due to a lack of funding; the County Grants Department was recently eliminated. Planning Department staff will work to implement this program during the current planning period, as staff resources allow.	Modify to make the Planning Department the responsible agency and continue
Objective Two: Providing Affordable Housing The California Department of Housing and Community Development approved a regional housing allocation plan that requires Trinity County to accommodate 750 housing units between 2008 and 2014 as its share in meeting the State's critical housing need. The County has taken steps to address land use needs and infrastructure requirements for development. The majority of the County (76%) is government land and not available for private development. Another 14% is zoned for timber use or held in agriculture land conservation contracts, which cannot be used for residential development. Out of the 10% remaining lands, very little is left unencumbered by topographic constraints.		

Housing Objectives and Programs	Progress	Continue/ Modify/Delete
Program 2.1: The County will continue its support of the Trinity County Grants Department, which assists developers and homeowners in obtaining grant funds for housing by providing data and technical support and with resolutions of support and approval. Responsible Agency: Board of Supervisors Time Frame: Annually Funding: Grants, General Fund	The Trinity County Grants Department no longer exists. Other programs to be continued in the updated element include similar actions by other County departments, so this program will not be continued.	Delete
Program 2.2: The County will at least bi-annually encourage, support and assist agencies and developers to apply for funds from available state and federal programs to provide low to moderate income housing,. The County will provide support services such as: Helping identify sites where low and moderate income housing will not conflict with existing zoning regulations; Applying for state and federal funds on behalf of housing providers when funding sources require public agency involvement. Funds should include costs for building permit fees and inspections; Supporting funding applications by housing providers; Offering regulatory incentives, such as density bonuses, for projects that include housing units affordable to very-low and/or low-income households, provided that enforceable commitments are secured to ensure that units continue as affordable housing for target groups. Responsible Agency: Grants Department, Planning Department Time Frame: At least bi-annually Funding: State and federal grant programs (CDBG, HOME, USDA Rural Housing Services)	The County has not taken any formal action to implement this program. However, there have been no efforts from private or public developers to seek assistance or utilize incentives.	Modify to make the Administration and Planning departments the responsible agencies and continue
Program 2.3: Trinity County will adopt an ordinance to grant density bonuses and concessions or incentives to development pursuant to Government Code Section 65915. The developers shall demonstrate that the project will meet minimum building codes and other County zoning and land use regulations. Responsible Agency: Building and Development Services, Board of Supervisors, Planning Department Time Frame: Early 2013 Funding: General Fund	The County adopted Ordinance No. 315-806 in January 2014. As part of that ordinance, Section 30.3(F) was added to the County Zoning Ordinance stating: *"Density Bonus: An increase in permissible density may be provided per the provisions of Government Code Sections 65915 through 65918, as may be amended, should a developer agree to such requirements for provision of extremely low, very low, low, and/or moderate income housing consistent with other applicable development*	Modify to reflect addition of Section 30.3(F) and continue

Housing Objectives and Programs	Progress	Continue/ Modify/Delete
	regulation and provided that enforceable commitments are secured to ensure that units continue as affordable housing for target groups." This program has been addressed but not implemented to fully satisfy HCD requirements. This program will be modified to further amend the County Zoning Ordinance to include additional details about how an applicant can apply for a density bonus under state law.	
Program 2.4: The County will continue to allow manufactured housing (mobile homes) on parcels zoned for single family residences, maintain mobile home park zoning, and will not adopt restrictions regarding their size or architectural features which would prevent manufactured housing (mobile homes) from being placed in these areas. Responsible Agency: Planning Commission and Board of Supervisors Time Frame: 2009–2014 Funding: None necessary	The County has continued to implement this program and allows manufactured housing (mobile homes) on parcels zoned for single-family residences, has maintained mobile home park zoning, and has not adopted restrictions regarding the size or architectural features of manufactured housing (mobile homes) that would prevent them from being placed in areas zoned for single-family residences.	Continue
Program 2.5: In an effort to better document the number of dwellings developed for various income groups, the County shall prepare a proposal for providing information on the lot size, dwelling size and number of bedrooms on the assessment rolls. A questionnaire could be provided at the time of escrow to aid in the gathering of this information. Responsible Agency: Assessor's Office, Board of Supervisors, title companies Time Frame: 2010, then review annually Funding: General Fund	The County has not had the resources to implement this program.	Continue
Program 2.6: The County will continue to allow second units in conjunction with single-family residences. To increase awareness of this housing option among the public and property owners, the County will prepare an informational brochure promoting the benefits, describing the zoning and town planning land use categories that permit second units, and explaining the process for obtaining permits for second units. The County will make this information available at County offices, libraries, and other public agencies and gathering facilities, as well as on the County website.	The County adopted Ordinance No. 315-806 in January 2014. It revised Section 30(D)(3)(c)(2) to expand the zones where second units are allowed by right and with a Use Permit. This ordinance update is available on the County's website. A brochure has not been prepared.	Modify to reflect adoption of Ordinance No. 315-806 and continue

Housing Objectives and Programs	Progress	Continue/ Modify/Delete
Responsible Agency: Planning Department, Building and Development Services Department Time Frame: 2010, annually thereafter Funding: General Fund		
Program 2.7: The County will establish a monitoring and early warning system for units at-risk of conversion to market rate. The program will gauge owner interest in conversion, identify units likely to be acquired and managed, identify and assist entities in preserving at-risk units, respond to Federal and State notice and provide educational resources to tenants. Responsible Agency: Planning Department, Health and Human Services, Board of Supervisors Time Frame: By the end of 2010 Funding: General Fund	A monitoring and early warning system for units at risk of conversion has not been established. No other components of this program have needed to be implemented. The County will monitor the 92 units potentially at risk before June 30, 2024, throughout the planning period. If there is a need to implement this program during the current planning period, the County will do so.	Continue
Program 2.8: The County shall meet with non-profit developers and other stakeholders bi-annually to establish and implement a strategy to assist the development of housing affordable to extremely low-income households. As part of this effort, the County shall also consider prioritizing local financial resources and at least bi-annually seek and apply for State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as CDBG, HOME and USDA funds. The County will provide concessions and incentives to assist the development of housing for extremely low-income households such as increased densities, modifications to development standards, priority processing and fee deferrals. Responsible Agency: Planning and Grants Departments Time frame: Ongoing and at least bi-annual contact, depending on funding programs	The County has not specifically met with developers and stakeholders to address the needs of extremely low-income households. There have been at least two meetings to discuss homelessness issues with key stakeholders in the county. Much of this is driven by the influx of substantial numbers of marijuana trimmers who seasonally come to the community following harvest. This demographic is the most visible homeless group in the community. Engaging the grower community is difficult, as they are unorganized and "under the radar."	Continue
Objective Three: Providing Adequate Sites and Services The County shall provide adequate sites and services for development of housing units by rezoning additional land for residential land use, and assist in the expansion of water and sewer facilities.		
Program 3.1: Whenever the County updates it zoning ordinance, general plan or community plans, it shall consider the need to provide additional land for various types of residential development. Responsible Agency: Planning Department, Board of Supervisors	The level of development in the county is very low. Trinity County has sufficient lands for new residential development.	Continue

Housing Objectives and Programs	Progress	Continue/ Modify/Delete
Time Frame: Annually Funding: General Fund		
Program 3.2: The Planning Department will conduct land use surveys in community planning areas as community plans are prepared or updated to identify vacant land that is residentially zoned or has residential potential. The Planning Department will use this information to identify lands that could support higher residential densities. The County will work with the landowners to rezone an adequate supply of these lands to higher density residential uses. Responsible Agency: Planning Department, Planning Commission, Board of Supervisors, Citizens oversight committee Time Frame: When community plans are prepared or updated, and annually or as opportunities arise Funding: General Fund	No land use surveys have been conducted since the previous Housing Element was adopted in late 2012.	Continue
Program 3.3: In an effort of any local community to improve their environmental health and housing expansion possibilities by providing some form of community water and/or sewage treatment facilities, the County will provide assistance and encouragement in the form of supporting resolutions and providing assistance in obtaining grants. Responsible Agency: Planning Department, Board of Supervisors, Grants Department Time Frame: As projects are submitted Funding: Grants, General Fund	No proposals have been submitted for assistance with grants or requests for supporting resolutions. The County has processed several permits for small State-regulated water system upgrades.	Continue
Program 3.4: The County will continue its policy of allowing residential development in residential and resource zoning classifications, other than the Timberland Production zone (TPZ). Responsible Agency: Planning Department, Board of Supervisors Time Frame: Daily, reviewed annually Funding: General Fund	This policy has been continued. In addition, new second unit provisions have been applied to a large segment of the county, resulting in additional opportunities for residential development.	Continue

Housing Objectives and Programs	Progress	Continue/ Modify/Delete
Program 3.5: The County shall amend the Duplex and Multiple Family zoning districts so that development of single-family homes is not allowed without a use permit to encourage development of multiple family housing units on parcels with these zoning classifications. Responsible Agency: Planning Department, Planning Commission, Board of Supervisors Time Frame: 2010 Funding: General Fund	In Ordinance No. 315-806, the County amended the Duplex and Multiple Family zoning districts so that development of single-family homes is not allowed without a Use Permit.	Delete
Objective Four: Maintenance, Rehabilitation, and Replacement of Existing Housing Stock Trinity County will continue to assist in the rehabilitation of substandard dwelling units and the abatement of dangerous residential structures through code enforcement.		
Program 4.1: Trinity County will utilize the housing condition report contained within the "Trinity County Housing Needs Report, Trinity County, California, " prepared by Trinity County Grants Department as baseline data to monitor the rehabilitation and repair of housing units in Trinity County. Responsible Agency: Grants Department Time Frame: Annually Funding: Grants, General Fund	Approximately five complaints have been received about homes that are in need of red tagging since adoption of the previous Housing Element. Most other code enforcement complaints received are related to violations related to marijuana, and the structures are not in need of rehabilitation.	Modify to call for a housing conditions survey during the current planning period and continue
Program 4.2: The County shall apply for state and federal assistance for housing rehabilitation to finance the rehabilitation of substandard homes in the County, and support the efforts of other agencies in pursuit of this same effort. If funded, the County will continue its existing housing rehabilitation program. In addition, the County will also support the efforts of other agencies that offer home weatherization programs by providing information to the public and referrals on the weatherization programs. Responsible Agency: Colusa-Glenn-Trinity Community Action Partnership, Grants Department, Planning Department Time Frame: Every two years Funding: CDBG, HOME, USDA Rural Housing Services	Referrals to weatherization programs continue. The County has not applied for funds to use for rehabilitation.	Continue
Program 4.3: The County will continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own repairs. Local educational and home repair clinics will be supported in their efforts. Fliers for clinics and seminars will be made available to the public.	The County has provided some fliers on the education programs that may be regionally available. These programs are limited geographically. For example, one program was in the Redding area.	Continue

Housing Objectives and Programs	Progress	Continue/ Modify/Delete
Responsible Agency: Building and Development Services, Board of Supervisors Time Frame: Annually Funding: Permit fees, General Fund		
Program 4.4: The County will continue to enforce the California Building Code, Fire Safe Codes, and the Health and Safety Regulations. Responsible Agency: Building and Development Services Time Frame: Daily application, review enforcement annually Funding: Permit fees, grants, General Fund	The County has continued to implement the codes referenced in this program.	Continue
Objective Five: Meeting Special Housing Needs The County shall encourage the construction or placement of sufficient housing units necessary to meet the needs of households with special housing requirements.		
Program 5.1: Trinity County will encourage the inclusion of units designed to accommodate wheelchair bound, blind and other physically restricted persons in new or rehabilitated multiple family projects of more than four units which are funded through Community Development Block Grants or other federal/state sources. Responsible Agency: Planning Department Time Frame: Review progress annually Funding: Permit fees, General Fund	Accessible commercial businesses of this type have been built since adoption of the previous Housing Element. However, no accessible private residential units have been built.	Continue
Program 5.2: Trinity County will support the development of new housing units specifically designed to meet the needs of the elderly by coordinating with senior advocate groups. Responsible Agency: Planning Department, Grants Department Time Frame: Review progress annually Funding: Grants (CDBG, HOME, USDA Rural Housing Services), General Fund	No units for the elderly have been approved or constructed since adoption of the previous Housing Element.	Continue
Program 5.3: Trinity County will assist non-profit and other social service organizations to maintain funding and provide shelter for homeless persons and victims of domestic violence. Responsible Agency: Planning Department, Grants Department, Board of Supervisors, Health and Human Services Time Frame: Meet annually with social service providers Funding: General Fund, grants	The County has not received any applications or requests for assistance from any organizations for shelter for homeless persons or victims of domestic violence, but will continue their support if needed during the current planning period.	Continue

Housing Objectives and Programs	Progress	Continue/ Modify/Delete
Program 5.4: Trinity County recognizes that seniors and disabled persons are less likely to have the number of cars that can be found in the average household. The county will amend the zoning ordinance to allow for a reduction in the required parking for multifamily or group housing developments that can demonstrate that they will be restricted to seniors and/or disabled persons. The parking requirement for these developments will be reduced from 2 spaces to 1 space. Responsible Agency: Planning Department, Board of Supervisors Time Frame: By the end of 2010 Funding: General Fund	The County adopted Ordinance No. 315-806 in January 2014 that amended Section 30(I)(2) to allow up to a 50 percent parking reduction for senior housing or group care homes upon approval by the Planning Director. This program has been completed.	Delete
Objective Six: Facilitate Emergency Housing Emergency housing and transitional housing have been identified as priorities amongst the social service providers of the County.		
Program 6.1: Continue to support and encourage the maintenance and development of emergency and transitional housing for the citizens of the county, and provide assistance and encouragement in obtaining grants. Responsible Agency: Planning Department, Board of Supervisors Time Frame: On an as-needed basis Funding: General Fund	The County has not received any requests for assistance with obtaining grants to develop emergency or transitional housing, but will continue their support if needed during the current planning period.	Continue
Program 6.2: To facilitate housing for persons with special needs, the County shall amend zoning and establish procedures as follows: • Add group homes and residential care facilities as permitted uses pursuant to state laws • The County will adopt written reasonable accommodation ordinance to provide exception in zoning and land-use for housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee, subject to approval by the Planning Director applying following decision-making criteria: − The request for reasonable accommodation will be used by an individual with a Disability protected under fair housing laws. − The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. − The requested accommodation would not impose an undue financial or administrative burden on the County. − The requested accommodation would not require a	The County adopted Ordinance No. 315-806 in January 2014, which defined emergency shelters and transitional and supportive housing. It allowed alternative housing which included supportive housing and transitional housing for six or fewer persons in all zoning districts allowing single-family dwellings. It also allowed group care which includes supportive housing, transitional housing, or other facilities authorized, certified, or licensed by the State to provide board, room, and personal care for seven or more persons but not to exceed 25 persons or large family day care as defined by the California Health and Safety Code subject to a Use Permit. Residential care facilities for six or fewer persons are included in the term "alternative care." Residential care facilities for seven or more	Modify to revise Zoning Ordinance to fully comply with SB 2 for transitional and supportive housing and continue

Housing Objectives and Programs	Progress	Continue/ Modify/Delete
fundamental alteration in the nature of the County's land-use and zoning program. • Add transitional housing and supportive housing within the Code's definition section, and list as permitted uses within residential zone districts and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. • Identification of emergency shelters as a use permitted without a conditional use permit or other discretionary action in residential districts add emergency shelter within the Code's definition section. Emergency shelters shall be subject to the same development and management standards as other permitted uses in the residential districts, subject to the definition established. In addition, the County may develop written, objective standards for emergency shelters to regulate the following, as permitted under SB 2, as follows: − The maximum number of beds/persons permitted to be served nightly; − Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone; − The size/location of exterior and interior onsite waiting and client intake areas; − The provision of onsite management; − The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart; − The length of stay; − Lighting; − Security during hours that the emergency shelter is in operation. Definitions of "emergency shelter", "transitional housing" and "supportive housing" will be added to the zoning ordinance as follows: Emergency Shelter: A shelter or home run by a recognized public or non-profit entity for the purpose of emergency housing, i.e. less than six months maximum occupancy, under a declared public emergency. Such units may be established within any residential zoning district	persons are included in the term "group care." In addition, per the same ordinance, emergency shelters for up to 12 persons per the County's definition are allowed in all zoning districts allowing single-family dwellings. The County adopted Ordinance No. 315-807 in January 2014 to establish procedures for providing reasonable accommodation for those with disabilities.	

Housing Objectives and Programs	Progress	Continue/ Modify/Delete
and may provide housing up to 12 occupants. Under the terms of the operations program, no individual or household may be denied emergency shelter because of an inability to pay. Transitional Housing: Transitional housing and transitional housing development means rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Supportive Housing: Housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (Health and Safety Code 50675.14). Responsible Agency: Planning Department Time Frame: Early 2013 Funding: General Fund		
Objective Seven: Preventing Housing Discrimination The County will not allow discrimination to interfere with the attainment of its housing goals and objectives.		
Program 7.1: Trinity County will direct persons with complaints of housing discrimination to the appropriate state and federal agencies that handle such complaints. Information regarding housing discrimination will be made available at Trinity County libraries, the senior centers, Human Response Network, Planning Department and Health and Human Services. Responsible Agency: Planning Department, District Attorney Time Frame: Daily, review effectiveness annually Funding: General Fund, grants	The County has not received any calls regarding housing discrimination. If any calls with complaints are received, they will be referred to the appropriate state and federal agencies.	Program 7.2 will be integrated into this program in the update
Program 7.2: Trinity County will only support housing programs that are in compliance with the State Rumford Fair Housing Act and the Unruh Civil Rights Act which prohibit arbitrary discrimination in housing. Responsible Agency: Planning, Board of Supervisors Time Frame: As projects occur, review annually Funding: General Fund	The County continues to only support programs that are in compliance with the Fair Housing Act and the Civil Rights Act.	The program will be combined into Program 7.1 and deleted

Housing Objectives and Programs	Progress	Continue/ Modify/Delete
Objective Eight: Safe Housing and Environmental Constraints The topography of Trinity County creates constraints on development. There are times when developers pursue subdividing marginal lands, which can end in catastrophe for both the future homeowner and downstream or down slope adjacent landowners.		
Program 8.1: The County will review subdivision proposals and other land development projects to minimize flood damage to structures and utilities; prevent creation of new parcels which have no building sites outside the 100-year floodplain; provide for adequate grading and drainage for homesite development; and avoid areas with unstable soils, and high groundwater affecting drainage or sewage disposal. Responsible Agency: Planning Department, Building & Development Services Department Time Frame: As applications for subdivision proposals are submitted, as building permits are submitted Funding: General Fund	The County continues to review applications to minimize flood damage. Flooding is a potentially significant issue in Trinity County. A similar program was adopted in a recent update to the Safety Element.	Continue
Program 8.2: Each application for a residential building permit will be required to comply with Trinity County's Fire Safe Ordinance to reduce fire hazard risks. Homeowners, contractors and developers will be encouraged to follow additional recommendations on fire safety from the California Department of Forestry and Fire Protection (CDF), the Trinity County Fire Safe Council and their local fire department. Responsible Agency: Trinity County Building and Development Services Department, CDF, Fire Safe Council and local fire departments Time Frame: As each residential building permit is applied for Funding: General Fund, State	The County continues to review each building permit application for compliance with the County Fire Safe Ordinance, and applicants are encouraged to follow additional recommendations from Cal Fire, the Trinity County Fire Safe Council, and local fire departments. A similar program was adopted in a recent update to the Safety Element.	Modify to change CDF to Cal Fire and continue
Objective Nine: General Plan Consistency and Citizen Participation The policies of all seven elements of the General Plan are required to be consistent with each other. This type of consistency requires periodic review. In order to maintain the Housing Element's consistency with the other elements of the General Plan, and to ensure citizen involvement and review of the programs of the Housing Element, annual reviews will be made.		
Program 9.1: The County will review the policies of their General Plan to ensure consistency. Responsible Agency: Planning Department Time Frame: Annually Funding: General Fund	The County has continued to review the policies in different General Plan elements for internal consistency and has done so in preparation of this Housing Element update.	Continue

Housing Objectives and Programs	Progress	Continue/ Modify/Delete
Program 9.2: The County will hold annual meetings with the Housing Element Advisory Committee to review the implementation and effectiveness of the programs with the element to ensure continued public participation in the process. Responsible Agency: Planning Department, Housing Element Advisory Group Time Frame: Annually Funding: General Fund	Annual meetings with the Housing Element Advisory Committee have not been held. This committee has not been formed due to lack of resources and the County does not anticipate resources being available during the planning period.	Delete
Objective Ten: Environmental Justice Environmental Justice means the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies.		
Program 10.1 Each time a housing project is proposed, which may have an effect on a particular group or neighborhood, efforts will be made to distribute information on the project to ensure that the group or neighborhood is made aware of the project and the process and has the opportunity to respond. Responsible Agency: Planning Department, Building and Development Services Department, Grants Department Time Frame: Whenever projects are proposed Funding: General Fund, grants	There has not been a need to implement this program. There has been very limited new development outside of single-family development and a very small number of minor land divisions processed in recent years.	Continue

This page intentionally left blank.

Chapter Five: Housing Program

Statutory Requirements

Local governments have the responsibility to adopt a program that implements the policies, goals, and objectives of the housing element through their vested powers, particularly over land use and development controls, regulatory concessions and incentives, and the utilization of financial resources.

Programs are the specific action steps the locality will take to implement its policies and achieve its goals and objectives. Programs must include a specific time frame for implementation and identify the agencies or officials responsible for implementation. Effective program descriptions also include:

- ❖ Immediate, short-term, and long-term action steps.
- ❖ Proposed measurable outcomes.
- ❖ Specific funding sources, where appropriate.

Housing Goal

To provide an adequate supply of sound, affordable housing units in a safe and pleasant environment that enhance community quality of life for the present and future residents of Trinity County, regardless of race, age, religion, sex, marital status, ethnic background, or disabilities.

Housing Policies

These policies should guide the objectives and programs necessary to fulfill the County's housing goal:

A. Ensure there are an adequate number of housing units to meet the needs of its citizens.

B. Ensure that housing is affordable to all economic segments of the community.

C. Ensure that there are adequate sites and facilities available to support future housing needs.

D. Ensure that there are housing units available to serve persons with special housing needs.

E. Work diligently toward the rehabilitation of the county's housing stock and strive to replace housing units in need of replacement

F. Support community efforts and citizens in need of short-term emergency housing.

G. Prevent housing discrimination.

H. Continue citizen participation as part of the Housing Element preparation and revision process and maintain consistency between all policies of the General Plan.

I. Ensure environmental justice is adhered to in the process of providing housing.

Objectives and Programs

Objective One: Accommodation of the County's Housing Allocation

Trinity County has sufficient appropriately zoned lands to support all residential development proposed by the State for the period between June 2014 and June 2019 in order to meet its share of the state's housing needs for this region. The County will encourage overall production of housing to meet this goal by taking the following measures:

Programs:

1.1 The Planning Department will periodically review its permit procedures to increase efficiency by reducing the cost and time of processing permits but still remain effective and meet legal review requirements. This review will be conducted as part of the County's ongoing permit streamlining program.

Responsible Agency:	Planning Department
Time Frame:	Review annually
Funding:	Permit fees, General Fund

1.2 The Building and Development Services Department will not impose any requirements for construction other than those mandated by state law or those necessary to maintain the health and safety of citizens.

Responsible Agency:	Building and Development Services Department
Time Frame:	Annually
Funding:	None necessary

1.3 The County will provide information to developers of the funds available from state and federal programs to provide low- to moderate-income housing. Information brochures will be printed and made available at County offices, libraries, and other public agencies, and will be posted on the County's website.

Responsible Agency:	Planning Department
Time Frame:	Prepare brochures before July 2016, update annually
Funding:	Grants, General Fund

Objective Two: Provision of Affordable Housing

The California Department of Housing and Community Development approved a regional housing allocation plan that requires Trinity County to accommodate 10 housing units between 2014 and 2019 as its share in meeting the state's critical housing need. The County has taken steps to address land use needs and infrastructure requirements for development. The majority of the county (76 percent) is government land and not available for private development. Another 14 percent is zoned for timber use or held in agriculture land conservation contracts, which cannot be used for residential development. Of the 10 percent remaining lands, very little is left unencumbered by topographic constraints.

Programs:

2.1 The County will at least biannually encourage, support, and assist agencies and developers to apply for funds from available state and federal programs to provide low- to moderate-income housing. The County will provide support services such as:

- Helping identify sites where low- and moderate-income housing will not conflict with existing zoning regulations.
- Applying for state and federal funds on behalf of housing providers when funding sources require public agency involvement. Funds should include costs for building permit fees and inspections.
- Supporting funding applications by housing providers.
- Offering regulatory incentives, such as density bonuses, for projects that include housing units affordable to very low- and/or low-income households, provided that enforceable commitments are secured to ensure that units continue as affordable housing for target groups.

Responsible Agency:	Administration Department, Planning Department
Time Frame:	At least biannually
Funding:	State and federal grant programs (CDBG, HOME, USDA Rural Housing Services)

2.2 Trinity County will amend its Zoning Ordinance Section 30.3(F) that addresses the granting of density bonuses and concessions or incentives to development pursuant to Government Code Section 65915 to include more detail from the Government Code to provide clear direction to applicants about what is required to receive a density bonus or other incentives offered under these Government Code sections. Developers will demonstrate that the project will meet minimum building codes and other County zoning and land use regulations.

Responsible Agency:	Building and Development Services Department, Board of Supervisors, Planning Department
Time Frame:	End of 2016 (Zoning Ordinance amendments)
Funding:	General Fund

2.3 The County will continue to allow manufactured housing (mobile homes) on parcels zoned for single-family residences and maintain mobile home park zoning, and will not adopt restrictions regarding their size or architectural features that would prevent manufactured housing (mobile homes) from being placed in these areas.

Responsible Agency:	Planning Commission, Board of Supervisors
Time Frame:	2014–2019
Funding:	None necessary

2.4 In an effort to better document the number of dwellings developed for various income groups, the County will prepare a proposal for providing information on the lot size, dwelling size, and number of bedrooms on the assessment rolls. A questionnaire could be provided at the time of escrow to aid in gathering this information.

Responsible Agency:	Assessor's Office, Board of Supervisors, title companies
Time Frame:	2017, then review annually
Funding:	General Fund

2.5 The County will continue to allow second units in conjunction with single-family residences in various zones in the county. To increase awareness of this housing option among the public and property owners, the County will prepare an informational brochure promoting the benefits, describing the zoning and town planning land use categories that permit second units, and explaining the process for obtaining permits for second units. The County will make this information available at County offices, libraries, and other public agencies and gathering places, as well as on the County website.

Responsible Agency:	Planning Department, Building and Development Services Department
Time Frame:	2016, annually thereafter
Funding:	General Fund

2.6 The County will establish a monitoring and early warning system for the 92 units at risk of conversion to market rate. The program will gauge owner interest in conversion, identify units likely to be acquired and managed, identify and assist entities in preserving at-risk units, respond to federal and state notices, and provide educational resources to tenants.

Responsible Agency:	Planning Department, Health and Human Services, Board of Supervisors
Time Frame:	Establish monitoring and early warning system by early 2016; monitor units through 2019
Funding:	General Fund

2.7 The County will meet with nonprofit developers and other stakeholders biannually to establish and implement a strategy to assist in the development of housing affordable to extremely low-income households. As part of this effort, the County will also consider prioritizing local financial resources and at least biannually seek and apply for state and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as CDBG, HOME, and USDA funds. The County will provide concessions and incentives to assist the development of housing for extremely low-income households such as increased densities, modifications to development standards, and priority processing. Also, per AB 2634, to further meet the needs of extremely low-income households, the County will also amend the Zoning Ordinance to define and allow single-room occupancy units without a Use Permit in the R-3 zone.

Responsible Agency**:**	Planning Department
Time frame**:**	End of 2016 (Zoning Ordinance amendments); Ongoing and at least biannual contact, depending on funding programs
Funding:	General Fund

2.8 Trinity County will review and if necessary amend its Zoning Ordinance to determine whether the 25 foot height limit in the R-3 zone is a constraint to multi-family development.

Responsible Agency:	Board of Supervisors, Planning Department
Time Frame:	Twice before the end of the planning period – first by December 2016 and if not constraints are identified again by December 2018; amend Zoning Ordinance within 6 months of the review if constraints are identified.
Funding:	General Fund

Objective Three: Provision of Adequate Sites and Services

The County will provide adequate sites and services for development of housing units by rezoning additional land for residential land use, if needed, and assisting in the expansion of water and sewer facilities.

Programs:

3.1 Whenever the County updates its Zoning Ordinance, General Plan, or Community Plans, it will consider the need to provide additional land for various types of residential development.

Responsible Agency:	Planning Department, Board of Supervisors
Time Frame:	Annually
Funding:	General Fund

3.2 The Planning Department will conduct land use surveys in community planning areas as Community Plans are prepared or updated to identify vacant land that is residentially zoned or has residential potential. The Planning Department will use this information to identify lands that could support higher residential densities. The County will work with the landowners to rezone an adequate supply of these lands to higher-density residential uses.

Responsible Agency:	Planning Department, Planning Commission, Board of Supervisors, citizens oversight committee
Time Frame:	When Community Plans are prepared or updated, and annually or as opportunities arise
Funding:	General Fund

3.3 In an effort by any local community to improve its environmental health and housing expansion possibilities by providing some form of community water

and/or sewage treatment facilities, the County will continue to provide assistance and encouragement in the form of supporting resolutions and providing assistance in obtaining grants.

Responsible Agency:	Planning Department, Board of Supervisors
Time Frame:	As projects are submitted
Funding:	Grants, General Fund

3.4 The County will continue its policy of allowing residential development in residential and resource zoning classifications, other than the Timberland Production Zone (TPZ).

Responsible Agency:	Planning Department, Board of Supervisors
Time Frame:	Ongoing, reviewed annually
Funding:	General Fund

Objective Four: Maintenance, Rehabilitation, and Replacement of Existing Housing Stock

Trinity County will continue to assist in the rehabilitation of substandard dwelling units and the abatement of dangerous residential structures through code enforcement.

Programs:

4.1 The County will continue utilize the housing condition report contained in the "Trinity County Housing Needs Report, Trinity County, California," prepared by the Trinity County Grants Department, as baseline data to monitor the rehabilitation and repair of housing units in Trinity County. In addition, the County will apply for grant funding to conduct a new housing conditions survey during the current planning period, by 2018.

Responsible Agency:	Planning Department
Time Frame:	Apply for funds to conduct a housing conditions survey annually starting in 2016; conduct new housing conditions survey by 2018
Funding:	Grants, General Fund, CDBG

4.2 The County will apply for state and federal assistance for housing rehabilitation to finance the rehabilitation of substandard homes in the county and will support the efforts of other agencies in pursuit of this same effort. If funded, the County will continue its existing housing rehabilitation program. In addition, the County will support the efforts of other agencies that offer home weatherization programs by providing information to the public and referrals on the weatherization programs.

Responsible Agency:	Colusa-Glenn-Trinity Community Action Partnership, Planning Department
Time Frame:	Apply for funds every two years; provision of information and referrals are ongoing
Funding:	CDBG, HOME, USDA Rural Housing Services

4.3 The County will continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own

repairs. Local educational and home repair clinics will be supported in their efforts. Fliers for clinics and seminars will continue to be made available to the public.

Responsible Agency:	Building and Development Services Department, Board of Supervisors
Time Frame:	Annually
Funding:	Permit fees, General Fund

4.4 The County will continue to enforce the California Building Code, Fire Safe Codes, and Health and Safety Regulations.

Responsible Agency:	Building and Development Services Department
Time Frame:	Daily application, review enforcement annually
Funding:	Permit fees, grants, General Fund

Objective Five: Special Housing Needs

The County will encourage the construction or placement of sufficient housing units necessary to meet the needs of households with special housing requirements.

Programs:

5.1 The County will encourage the inclusion of units designed to accommodate wheelchair-bound, blind, and other physically restricted persons in new or rehabilitated multiple-family projects of more than four units that are funded through Community Development Block Grants or other federal/state sources.

Responsible Agency:	Planning Department
Time Frame:	Review progress annually
Funding:	Permit fees, General Fund

5.2 The County will support the development of new housing units specifically designed to meet the needs of the elderly by coordinating with senior advocate groups.

Responsible Agency:	Planning Department
Time Frame:	Review progress annually
Funding:	Grants (CDBG, HOME, USDA Rural Housing Services), General Fund

5.3 The County will assist nonprofit and other social service organizations to maintain funding and provide shelter for homeless persons and victims of domestic violence as needed.

Responsible Agency:	Planning Department, Board of Supervisors, Health and Human Services
Time Frame:	Meet annually with social service providers
Funding:	General Fund, grants

5.4 The County will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, farmworkers, persons with disabilities and developmental disabilities, and homeless individuals and families. The County will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. Incentives and programs the County offers include density bonuses, parking reductions for senior and group care homes, and a reasonable accommodation procedure. The County will also continue to work with lower-income housing providers and funders to construct or acquire a variety of types of lower-income housing opportunities for individuals and groups with special needs and extremely low-income households if any applicants come forward. Specific housing types include:

- Smaller units, including single-room occupancy units (see Program 2.7).
- Senior housing, including assisted living facilities (see Program 5.2).
- Units with special adaptations for people with disabilities, per California Title 24 standards (see Program 5.1).

In addition, if staffing resources allow, the County may seek funding under CDBG, HOME Investment Partnerships, federal HOPWA, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.

Responsible Agency:	Planning Department
Time Frame:	Ongoing
Funding:	Federal HOPWA, CDBG, HOME Investment Partnerships, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups

5.5 To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the County will review the Zoning Ordinance and amend it as necessary. Section 17021.5 requires the Zoning Ordinance to treat employee/farm worker housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Section 17021.6 requires that employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.

Responsible Agency:	Planning Department
Time Frame:	Review Zoning Ordinance by December 2016; make amendments if needed by June 2017.
Funding:	General Fund

Objective Six: Facilitation of Emergency Housing

Emergency housing and transitional housing have been identified as priorities among the social service providers in the county.

Programs:

6.1 The County will continue to support and encourage the maintenance and development of emergency, transitional, and supportive housing for the citizens of the county and will provide assistance and encouragement in obtaining grants.

Responsible Agency:	Planning Department, Board of Supervisors
Time Frame:	On an as-needed basis
Funding:	General Fund

6.2 The County will amend the definition of Alternative Housing in the Zoning Ordinance to comply with Senate Bill 2 requirements for transitional and supportive housing to allow those uses in all zones that allow residential uses in the same way other residential uses are allowed and not subject to any restrictions (e.g. occupancy limits) not applied to similar dwellings in the zone.

Responsible Agency:	Planning Department, Board of Supervisors
Time Frame:	Amend the Zoning Ordinance by June 2017.
Funding:	General Fund

Objective Seven: Prevention of Housing Discrimination

The County will not allow discrimination to interfere with the attainment of its housing goals and objectives.

Programs:

7.1 The County will direct persons with complaints of housing discrimination to the appropriate state and federal agencies that handle such complaints. Information regarding housing discrimination will be made available at Trinity County libraries, senior centers, Human Response Network, Planning Department, and Health and Human Services. The County will only support housing programs that are in compliance with the state Rumford Fair Housing Act and the Unruh Civil Rights Act, which prohibit arbitrary discrimination in housing.

Responsible Agency:	Planning Department, District Attorney, Board of Supervisors
Time Frame:	Daily, review effectiveness annually
Funding:	General Fund, grants

Objective Eight: Safe Housing and Environmental Constraints

The topography of Trinity County creates constraints on development. There are times when developers pursue subdividing marginal lands, which can end in catastrophe for both the future homeowner and downstream or downslope adjacent landowners.

Programs:

8.1 The County will continue to review subdivision proposals and other land development projects to minimize flood damage to structures and utilities, prevent creation of new parcels which have no building sites outside the 100-year floodplain, require adequate grading and drainage for homesite development, and avoid areas with unstable soils and high groundwater affecting drainage or sewage disposal.

Responsible Agency:	Planning Department, Building and Development Services Department
Time Frame:	As applications for subdivision proposals are submitted, as building permits are submitted
Funding:	General Fund

8.2 Each application for a residential building permit will be required to comply with Trinity County's Fire Safe Ordinance to reduce fire hazard risks. Homeowners, contractors, and developers will be encouraged to follow additional recommendations on fire safety from the California Department of Forestry and Fire Protection (Cal Fire), the Trinity County Fire Safe Council, and their local fire department.

Responsible Agency:	Trinity County Building and Development Services Department, Cal Fire, Fire Safe Council, local fire departments
Time Frame:	As each residential building permit is applied for
Funding:	General Fund, State funding

Objective Nine: General Plan Consistency and Citizen Participation

The policies of all seven elements of the General Plan are required to be consistent with each other. This type of consistency requires periodic review. In order to maintain the Housing Element's consistency with the other elements of the General Plan and to ensure citizen involvement and review of the Housing Element programs, annual reviews will be conducted.

Programs:

9.1 The County will continue to review the policies of its General Plan to ensure consistency.

Responsible Agency:	Planning Department
Time Frame:	Annually
Funding:	General Fund

Objective Ten: Environmental Justice

Environmental justice means the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

Programs:

10.1 Each time a housing project is proposed that may have an effect on a particular group or neighborhood, the County will make efforts to distribute information on the project to ensure that the group or neighborhood is made aware of the project and the process and has the opportunity to respond.

Responsible Agency:	Planning Department, Building and Development Services Department
Time Frame:	Whenever projects are proposed
Funding:	General Fund, grants

Quantified Objectives

State law requires the Housing Element to include quantified objectives by income level that, at a minimum, address development (new construction), conservation (housing rehabilitation), and preservation (of at-risk rental units). The County's quantified objectives for the period 2003 through 2008 are listed below.

Table V-1: Quantified Objectives

Income Group	New Construction	Rehabilitation	Conservation and Preservation
Extremely Low	1	7	—
Very Low	1	8	220
Low	2	10	—
Moderate	2	—	—
Above Moderate	4	—	—
TOTAL	**10**[1]	**25**[2]	**220**[3]

Notes:

This number is Trinity County's 2014–2019 RHNA.

This number is associated with objectives under Programs 4.1, 4.2, and 5.1.

This number represents the number of Housing Choice Vouchers currently in use in Trinity County (as of winter 2015) in combination with the number of assisted units that are potentially at risk within 10 years of the beginning of the 2014–2019 Housing Element planning period.

This page intentionally left blank.

TABLE V-2
Implementation Tracking Matrix

	Program	Responsibility						Target Time Frame						Funding					Related Policies	Tracking Implementation	
		Planning Department	Building and Development Services	Administration Department	Planning Commission	Board of Supervisors	Other Agencies	2016	2017	2018	Ongoing	Annually	Daily/Weekly	Staff Time/General Fund	Grants	Permit Fees	Other Funds	No Funds Required		Date Completed	Ongoing
Objective One: Accommodate the County's Housing Allocation The County has sufficient appropriately zoned lands to support all residential development proposed by the State for the period between June 2014 and June 2019 in order to meet its share of the State's housing needs for this region. The County shall encourage overall production of housing to meet this goal by taking the following measures:																					
1.1	The Planning Department shall periodically review its permit procedures to increase efficiency by reducing the cost and time of processing permits but still remain effective and meet legal review requirements. This review will be conducted as part of the County's ongoing permit streamlining program.	X										X		X		X			A		
1.2	The Building and Development Services Department will not impose any requirement for construction other than those mandated by State law or those necessary to maintain the health and safety of citizens.		X									X						X	A		
1.3	The County shall provide information to developers of the funds available from state and federal programs to provide low to moderate-income housing. Information brochures shall be printed and made available at County offices, libraries and other public agencies, and shall be posted on the County's website.	X						X				X		X	X				A		
Objective Two: Providing Affordable Housing The California Department of Housing and Community Development approved a regional housing allocation plan that requires Trinity County to accommodate 10 housing units between 2014 and 2019 as its share in meeting the State's critical housing need. The County has taken steps to address land use needs and infrastructure requirements for development. The majority of the County (76%) is government land and not available for private development. Another 14% is zoned for timber use or held in agriculture land conservation contracts, which cannot be used for residential development. Out of the 10% remaining lands, very little is left unencumbered by topographic constraints.																					
2.1	The County will at least bi-annually encourage, support and assist agencies and developers to apply for funds from available state and federal programs to provide low to moderate income housing. The County will provide support services such as: • Helping identify sites where low and moderate income housing will not conflict with existing zoning regulations; • Applying for state and federal funds on behalf of housing providers when funding sources require public agency involvement. Funds should include costs for building permit fees and inspections; • Supporting funding applications by housing providers; • Offering regulatory incentives, such as density bonuses, for projects that include housing units affordable to very-low and/or low-income households, provided that enforceable commitments are secured to ensure that units continue as affordable housing for target groups.	X		X				X		X							X		A		
2.2	Trinity County will amend their Zoning Ordinance Section 30.3(F) that addresses the granting of density bonuses and concessions or incentives to development pursuant to Government Code Section 65915 to include more detail from the Government Code to provide clear direction to applicants about what is required to receive a density bonus or other incentives offered under these Government Code sections. The developers shall demonstrate that the project will meet minimum building codes and other County zoning and land use regulations.	X	X					X						X					A, B		
2.3	The County will continue to allow manufactured housing (mobile homes) on parcels zoned for single family residences, maintain mobile home park zoning, and will not adopt restrictions regarding their size or architectural features which would prevent manufactured housing (mobile homes) from being placed in these areas.										X							X	B, D		
2.4	In an effort to better document the number of dwellings developed for various income groups, the County shall prepare a proposal for providing information on the lot size, dwelling size and number of bedrooms on the assessment rolls. A questionnaire could be provided at the time of escrow to aid in the gathering of this information.								X	X				X					A, C		

	Program	Responsibility						Target Time Frame						Funding					Related Policies	Tracking Implementation	
		Planning Department	Building and Development Services	Administration Department	Planning Commission	Board of Supervisors	Other Agencies	2016	2017	2018	Ongoing	Annually	Daily/Weekly	Staff Time/General Fund	Grants	Permit Fees	Other Funds	No Funds Required		Date Completed	Ongoing
2.5	The County will continue to allow second units in conjunction with single-family residences in various zones in the County. To increase awareness of this housing option among the public and property owners, the County will prepare an informational brochure promoting the benefits, describing the zoning and town planning land use categories that permit second units, and explaining the process for obtaining permits for second units. The County will make this information available at County offices, libraries, and other public agencies and gathering facilities, as well as on the County website.	X	X					X						X					A, B		
2.6	The County will establish a monitoring and early warning system for the 92 units at-risk of conversion to market rate. The program will gauge owner interest in conversion, identify units likely to be acquired and managed, identify and assist entities in preserving at-risk units, respond to Federal and State notice and provide educational resources to tenants.	X						X			X			X					B		
2.7	The County shall meet with non-profit developers and other stakeholders bi-annually to establish and implement a strategy to assist the development of housing affordable to extremely low-income households. As part of this effort, the County shall also consider prioritizing local financial resources and at least bi-annually seek and apply for State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as CDBG, HOME and USDA funds. The County will provide concessions and incentives to assist the development of housing for extremely low-income households such as increased densities, modifications to development standards, and priority processing. Also, per AB 2634, to further meet the needs of extremely low-income households, the County shall also amend the Zoning Ordinance to define and allow single-room occupancy without a Use Permit in the R-3 zone.	X						X		X				X					D		
2.8	Trinity County will review and if necessary amend its Zoning Ordinance to determine whether the 25 foot height limit in the R-3 zone is a constraint to multi-family development.	X				X		X		X				X					A, B		
Objective Three: Providing Adequate Sites and Services The County shall provide adequate sites and services for development of housing units by rezoning additional land for residential land use if needed, and assisting in the expansion of water and sewer facilities.																					
3.1	Whenever the County updates it zoning ordinance, general plan or community plans, it shall consider the need to provide additional land for various types of residential development.	X										X		X					C		
3.2	The Planning Department will conduct land use surveys in community planning areas as community plans are prepared or updated to identify vacant land that is residentially zoned or has residential potential. The Planning Department will use this information to identify lands that could support higher residential densities. The County will work with the landowners to rezone an adequate supply of these lands to higher density residential uses.	X									X	X		X					C		
3.3	In an effort of any local community to improve their environmental health and housing expansion possibilities by providing some form of community water and/or sewage treatment facilities, the County will continue to provide assistance and encouragement in the form of supporting resolutions and providing assistance in obtaining grants.	X									X			X	X				C, I		
3.4	The County will continue its policy of allowing residential development in residential and resource zoning classifications, other than the Timberland Production zone (TPZ).	X									X	X		X					A		
Objective Four: Maintenance, Rehabilitation, and Replacement of Existing Housing Stock Trinity County will continue to assist in the rehabilitation of substandard dwelling units and the abatement of dangerous residential structures through code enforcement.																					

	Program	Responsibility						Target Time Frame						Funding					Related Policies	Tracking Implementation	
		Planning Department	Building and Development Services	Administration Department	Planning Commission	Board of Supervisors	Other Agencies	2016	2017	2018	Ongoing	Annually	Daily/Weekly	Staff Time/General Fund	Grants	Permit Fees	Other Funds	No Funds Required		Date Completed	Ongoing
4.1	Trinity County will continue utilize the housing condition report contained within the "Trinity County Housing Needs Report, Trinity County, California, " prepared by Trinity County Grants Department as baseline data to monitor the rehabilitation and repair of housing units in Trinity County. In addition, the County will apply for grant funding to conduct a new housing conditions survey during the current planning period, by 2018.	X						X		X				X	X				E		
4.2	The County shall apply for state and federal assistance for housing rehabilitation to finance the rehabilitation of substandard homes in the County, and support the efforts of other agencies in pursuit of this same effort. If funded, the County will continue its existing housing rehabilitation program. In addition, the County will also support the efforts of other agencies that offer home weatherization programs by providing information to the public and referrals on the weatherization programs.	X						X		X	X				X				E		
4.3	The County will continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own repairs. Local educational and home repair clinics will be supported in their efforts. Fliers for clinics and seminars will continue to be made available to the public.		X									X		X		X			E		
4.4	The County will continue to enforce the California Building Code, Fire Safe Codes, and the Health and Safety Regulations.		X									X	X	X	X	X			A		
Objective Five: Meeting Special Housing Needs The County shall encourage the construction or placement of sufficient housing units necessary to meet the needs of households with special housing requirements.																					
5.1	Trinity County will encourage the inclusion of units designed to accommodate wheelchair bound, blind and other physically restricted persons in new or rehabilitated multiple family projects of more than four units which are funded through Community Development Block Grants or other federal/state sources.	X										X		X		X			D		
5.2	Trinity County will support the development of new housing units specifically designed to meet the needs of the elderly by coordinating with senior advocate groups.	X										X			X				D		
5.3	Trinity County will assist non-profit and other social service organizations to maintain funding and provide shelter for homeless persons and victims of domestic violence as needed.	X										X		X	X				D, F		
5.4	Work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, and homeless individuals and families. The County will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. Incentives and programs the County offers include density bonuses, parking reductions for seniors and group care homes, and a reasonable accommodation procedure. The County will also continue to work with lower-income housing providers and funders to construct or acquire a variety of types of lower-income housing opportunities for individuals and groups with special needs and extremely low-income households if any applicants come forward. Specific housing types include: • Smaller units, including single-room occupancy units (see Program 2.7). • Senior housing, including assisted living facilities (see Program 5.2). • Units with special adaptations for people with disabilities, per California Title 24 standards (see Program 5.1). In addition, if staffing resources allow, the County may seek funding under, CDBG, HOME Investment Partnerships, the federal HOPWA, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.	X									X				X		X		D		
5.5	To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the County will review the Zoning Ordinance and amend it as necessary. Section 17021.5 requires the Zoning Ordinance to treat employee/farm worker housing that serves six or fewer persons as a single-family structure and permitted in the same manner	X						X	X					X					D		

Program		Responsibility						Target Time Frame						Funding					Related Policies	Tracking Implementation	
		Planning Department	Building and Development Services	Administration Department	Planning Commission	Board of Supervisors	Other Agencies	2016	2017	2018	Ongoing	Annually	Daily/Weekly	Staff Time/General Fund	Grants	Permit Fees	Other Funds	No Funds Required		Date Completed	Ongoing
	as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Section 17021.6 requires that employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.																				
Objective Six: Facilitate Emergency Housing Emergency housing and transitional housing have been identified as priorities amongst the social service providers of the County.																					
6.1	Continue to support and encourage the maintenance and development of emergency and transitional and supportive housing for the citizens of the county, and provide assistance and encouragement in obtaining grants.	X									X			X					F		
6.2	The County will amend the definition of Alternative Housing in the Zoning Ordinance to comply with Senate Bill 2 requirements for transitional and supportive housing to allow those uses in all zones that allow residential uses in the same way other residential uses are allowed and not subject to any restrictions (e.g. occupancy limits) not applied to similar dwellings in the zone.	X				X			X					X					D		
Objective Seven: Preventing Housing Discrimination The County will not allow discrimination to interfere with the attainment of its housing goals and objectives.																					
7.1	Trinity County will direct persons with complaints of housing discrimination to the appropriate state and federal agencies that handle such complaints. Information regarding housing discrimination will be made available at Trinity County libraries, the senior centers, Human Response Network, Planning Department and Health and Human Services. Trinity County will only support housing programs that are in compliance with the State Rumford Fair Housing Act and the Unruh Civil Rights Act which prohibit arbitrary discrimination in housing.	X										X	X	X	X				G		
Objective Eight: Safe Housing and Environmental Constraints The topography of Trinity County creates constraints on development. There are times when developers pursue subdividing marginal lands, which can end in catastrophe for both the future homeowner and downstream or down slope adjacent landowners.																					
8.1	The County will continue to review subdivision proposals and other land development projects to minimize flood damage to structures and utilities; prevent creation of new parcels which have no building sites outside the 100-year floodplain; provide for adequate grading and drainage for homesite development; and avoid areas with unstable soils, and high groundwater affecting drainage or sewage disposal.	X	X								X			X					I		
8.2	Each application for a residential building permit will be required to comply with Trinity County's Fire Safe Ordinance to reduce fire hazard risks. Homeowners, contractors and developers will be encouraged to follow additional recommendations on fire safety from the California Department of Forestry and Fire Protection (CAL FIRE), the Trinity County Fire Safe Council and their local fire department.										X			X					I		
Objective Nine: General Plan Consistency and Citizen Participation The policies of all seven elements of the General Plan are required to be consistent with each other. This type of consistency requires periodic review. In order to maintain the Housing Element's consistency with the other elements of the General Plan, and to ensure citizen involvement and review of the programs of the Housing Element, annual reviews will be made.																					
9.1	The County will continue to review the policies of their General Plan to ensure consistency.	X										X		X					H		
Objective Ten: Environmental Justice Environmental Justice means the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies.																					
10.1	Each time a housing project is proposed, which may have an effect on a particular group or neighborhood, efforts will be made to distribute information on the project to ensure that the group or neighborhood is made aware of the project and the process and has the opportunity to respond.	X	X								X			X	X				H		

APPENDIX 1
VACANT LAND INVENTORY

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
015-460-01-00	V	RR1	4.59	1	5	3	Weaverville Community Services District	No Municipal Service Provider	No	Douglas City
015-460-30-00	V	RR1	2.02	1	2	1	Weaverville Community Services District	No Municipal Service Provider	No	Douglas City
015-460-31-00	V	RR1	1.53	1	2	1	Weaverville Community Services District	No Municipal Service Provider	No	Douglas City
015-460-34-00	V	RR1	1.99	1	2	1	Weaverville Community Services District	No Municipal Service Provider	No	Douglas City
015-470-07-00	V	RR1	1.50	1	2	1	Weaverville Community Services District	No Municipal Service Provider	Yes	Douglas City
015-460-04-00	V	RR1	0.76	1	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Douglas City
015-070-09-00	V	RR2.5	32.50	0.4	13	9	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
015-070-76-00	RR	RR2.5	9.93	0.4	4	2	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-110-99-00	RR	RR2.5	3.51	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
015-180-02-00	RE	RR2.5	25.00	0.4	10	7	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-310-71-00	RR	RR2.5	3.09	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-310-73-00	RR	RR2.5	8.75	0.4	4	2	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-310-81-00	RR	RR2.5	4.10	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-310-82-00	RR	RR2.5	5.83	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-320-04-00	RR	RR2.5	0.13	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-320-14-00	RR	RR2.5	0.37	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-320-30-00	RR	RR2.5	2.45	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
015-320-33-00	RR	RR2.5	1.42	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
015-320-35-00	RR	RR2.5	1.44	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-320-38-00	RR	RR2.5	1.05	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-400-09-00	A	RR2.5	2.57	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-440-41-00	RR	RR2.5	2.40	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Douglas City
015-440-60-00	RR	RR2.5	1.35	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
015-490-13-00	V	RR2.5	6.50	0.4	3	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
015-490-16-00	V	RR2.5	10.24	0.4	4	2	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-490-20-00	V	RR2.5	14.91	0.4	6	4	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-190-11-00	RR	RR2.5	10.00	0.4	4	2	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-190-15-00	RR	RR2.5	5.00	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-190-19-00	RR	RR2.5	1.20	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-190-20-00	RR	RR2.5	1.20	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-190-21-00	RR	RR2.5	1.20	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-190-23-00	RR	RR2.5	1.20	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-190-30-00	RR	RR2.5	0.92	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-190-31-00	RR	RR2.5	1.00	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-190-33-00	RR	RR2.5	0.93	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-190-34-00	RR	RR2.5	1.25	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-190-44-00	RR	RR2.5	2.55	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-190-52-00	RR	RR2.5	3.00	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-190-53-00	RR	RR2.5	3.72	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-190-72-00	RR	RR2.5	11.01	0.4	4	3	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-190-73-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-310-16-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-310-17-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-320-01-00	RR	RR2.5	5.00	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-320-07-00	RR	RR2.5	5.00	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
024-320-13-00	RR	RR2.5	5.00	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
015-320-27-00	RR	RR2.5	1.16	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-190-60-00	RR	RR2.5	7.31	0.4	3	2	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-310-27-00	RR	RR2.5	1.20	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
015-350-20-00	RR	RR2.5	2.68	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
015-320-31-00	RR	RR2.5	2.12	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-440-02-00	RR	RR2.5	2.50	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	Yes	Douglas City
024-190-08-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-190-51-00	RR	RR2.5	1.20	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-190-07-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-190-71-00	RR	RR2.5	5.00	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-320-01-00	RR	RR2.5	1.18	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-190-67-00	RR	RR2.5	1.92	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-070-77-00	V	RR2.5	19.31	0.4	8	5	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
015-080-04-00	V	RR2.5	0.69	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
015-350-24-00	RR	RR2.5	3.20	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-310-04-00	RR	RR2.5	5.16	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-190-57-00	RR	RR2.5	2.40	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-190-26-00	RR	RR2.5	0.94	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
015-330-03-00	RR	RR2.5	1.00	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-190-46-00	RR	RR2.5	2.92	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-140-23-00	RR	RR5	5.01	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-140-24-00	RR	RR5	3.30	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-140-27-00	RR	RR5	3.93	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-300-57-00	RR	RR5	2.68	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-310-64-00	RR	RR5	3.43	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-310-75-00	RR	RR5	9.46	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-310-86-00	RR	RR5	6.18	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-340-10-00	RR	RR5	6.55	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-340-11-00	RR	RR5	6.56	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-440-36-00	RR	RR5	2.50	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-440-61-00	RR	RR5	6.13	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-310-09-00	RR	RR5	2.06	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-310-16-00	RR	RR5	2.50	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-310-17-00	RR	RR5	2.50	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-320-03-00	RR	RR5	0.74	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-320-12-00	RR	RR5	5.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-320-13-00	RR	RR5	5.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-650-02-00	RR	RR5	40.00	0.2	8	5	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-650-04-00	RR	RR5	5.04	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	Yes	Douglas City
024-650-07-00	RR	RR5	20.00	0.2	4	2	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-650-15-00	RR	RR5	3.10	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	Yes	Douglas City
024-650-19-00	RR	RR5	6.77	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Douglas City
024-650-20-00	RR	RR5	3.84	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	Yes	Douglas City
024-650-24-00	RR	RR5	6.63	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Douglas City

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
024-650-27-00	RR	RR5	9.63	0.2	2	1	Weaverville Community Services District	No Municipal Service Provider	No	Douglas City
024-650-31-00	RR	RR5	5.18	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Douglas City
024-650-33-00	RR	RR5	5.14	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Douglas City
024-650-35-00	RR	RR5	6.99	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Douglas City
024-650-36-00	RR	RR5	3.52	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Douglas City
024-650-37-00	RR	RR5	3.52	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Douglas City
024-650-46-00	RR	RR5	5.88	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Douglas City
024-650-47-00	RR	RR5	4.57	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Douglas City
025-140-06-00	RR	RR5	2.50	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-140-08-00	RR	RR5	5.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-140-11-00	RR	RR5	2.50	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-140-12-00	RR	RR5	10.00	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-140-27-00	RR	RR5	2.33	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-140-32-00	RR	RR5	2.70	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-140-34-00	RR	RR5	3.06	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-140-35-00	RR	RR5	3.26	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-140-36-00	RR	RR5	4.75	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-140-37-00	RR	RR5	0.64	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-140-38-00	RR	RR5	1.82	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-270-02-00	RR	RR5	1.06	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-270-06-00	RR	RR5	0.67	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-270-24-00	RR	RR5	10.16	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-270-32-00	RR	RR5	1.59	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-270-34-00	RR	RR5	0.95	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-270-36-00	RR	RR5	0.41	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-270-48-00	RR	RR5	3.25	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-310-26-00	RR	RR5	1.50	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-400-01-00	RR	RR5	2.48	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-400-02-00	RR	RR5	0.78	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-530-24-00	RR	RR5	5.08	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-530-38-00	RR	RR5	6.58	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-530-42-00	RR	RR5	1.27	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-530-43-00	RR	RR5	1.38	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-540-09-00	RR	RR5	3.20	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-540-23-00	RR	RR5	1.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-540-24-00	RR	RR5	1.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-540-31-00	RR	RR5	1.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-540-36-00	RR	RR5	1.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-540-43-00	RR	RR5	6.71	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-540-44-00	RR	RR5	4.25	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-540-46-00	RR	RR5	12.27	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-660-02-00	RR	RR5	2.20	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-660-04-00	RR	RR5	2.73	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-660-05-00	RR	RR5	2.75	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-660-10-00	RR	RR5	1.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
025-660-12-00	RR	RR5	5.66	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-670-17-00	RR	RR5	6.86	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-670-21-00	RR	RR5	5.33	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-670-24-00	RR	RR5	5.21	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-670-29-00	RR	RR5	5.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-670-30-00	RR	RR5	5.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-670-38-00	RR	RR5	4.83	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-670-33-00	RR	RR5	8.35	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-670-36-00	RR	RR5	5.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-310-23-00	RR	RR5	1.60	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
015-340-06-00	RR	RR5	0.75	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-310-04-00	RR	RR5	1.30	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-530-37-00	RR	RR5	3.17	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-310-78-00	RR	RR5	5.92	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-310-10-00	RR	RR5	2.04	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-270-29-00	RR	RR5	2.56	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-300-45-00	RR	RR5	0.92	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-310-43-00	RR	RR5	1.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-530-29-00	RR	RR5	4.95	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-400-23-00	RR	RR5	0.92	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-270-19-00	RR	RR5	0.84	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-650-45-00	RR	RR5	12.08	0.2	2	1	Weaverville Community Services District	No Municipal Service Provider	No	Douglas City
025-540-18-00	RR	RR5	1.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-310-14-00	RR	RR5	1.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
015-440-48-00	RR	RR5	11.64	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-270-04-00	RR	RR5	1.79	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-270-16-00	RR	RR5	1.20	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-660-13-00	RR	RR5	1.01	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-320-10-00	RR	RR5	5.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-270-05-00	RR	RR5	1.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-140-25-00	RR	RR5	3.24	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-270-39-00	RR	RR5	0.67	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-530-17-00	RR	RR5	1.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-310-20-00	RR	RR5	1.04	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-540-42-00	RR	RR5	1.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-660-45-00	RR	RR5	1.48	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-270-17-00	RR	RR5	1.03	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-650-23-00	RR	RR5	6.77	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Douglas City
015-300-39-00	RR	RR5	5.05	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-650-41-00	RR	RR5	5.48	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	Yes	Douglas City
025-270-26-00	RR	RR5	1.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-670-07-00	RR	RR5	4.10	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
025-140-17-00	RR	RR5	1.01	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-540-13-00	RR	RR5	1.07	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-650-11-00	RR	RR5	3.00	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	Yes	Douglas City

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
015-340-05-00	RR	RR10	20.00	0.1	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-440-35-00	RR	RR10	10.00	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
015-440-37-00	RR	RR10	20.00	0.1	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
017-360-44-00	A	RR10	35.14	0.1	4	2	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-190-02-00	RR	RR10	5.03	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-560-04-00	RR	RR10	9.93	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-560-05-00	RR	RR10	8.08	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-560-07-00	RR	RR10	8.40	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-560-09-00	RR	RR10	3.60	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-650-12-00	RR	RR10	20.00	0.1	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-650-16-00	RR	RR10	80.00	0.1	8	5	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-650-17-00	RR	RR10	40.00	0.1	4	2	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
025-140-45-00	RR	RR10	213.14	0.1	21	14	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
024-560-03-00	RR	RR10	25.17	0.1	3	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-190-66-00	RR	RR10	16.42	0.1	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
024-560-06-00	RR	RR10	12.40	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Douglas City
Douglas City LD Subtotal			**1278.85**			**250**				
015-360-47-00	RR	MHP	9.41	9.68	91	63	No Municipal Service Provider	No Municipal Service Provider	No	Douglas City
Douglas City MD Subtotal			**9.41**			**63**				
008-300-14-00	RR	RR5	7.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Down River
008-300-14-00	V	RR5	7.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Down River
008-300-16-00	V	RR5	11.21	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Down River
008-300-17-00	RR	RR5	26.21	0.2	5	3	Del Loma Cabins	No Municipal Service Provider	Yes	Down River
008-300-17-00	V	RR5	26.21	0.2	5	3	Del Loma Cabins	No Municipal Service Provider	Yes	Down River
008-300-15-00	RR	RR5	7.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Down River
008-300-15-00	V	RR5	7.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Down River
Down River LD Subtotal			**110.45**			**137**				
014-330-63-00	SF-L	R1L	9.26	2.18	20	14	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-330-64-00	SF-L	R1L	1.00	2.18	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-330-66-00	SF-L	R1L	1.14	2.18	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-330-65-00	SF-L	R1L	0.93	2.18	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-080-13-00	RR	RR1	70.63	1	71	49	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-080-20-00	RR	RR1	0.49	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-190-12-00	RR	RR1	0.90	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-190-21-00	RR	RR1	1.00	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-190-59-00	RR	RR1	0.08	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-190-67-00	RR	RR1	0.50	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-190-68-00	RR	RR1	0.43	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-190-77-00	RR	RR1	0.50	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-200-06-00	RR	RR1	0.73	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-200-10-00	RR	RR1	0.60	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-200-12-00	RR	RR1	1.00	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-200-34-00	RR	RR1	0.09	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-200-36-00	RR	RR1	0.19	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-200-38-00	RR	RR1	0.53	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
014-200-39-00	RR	RR1	0.82	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-200-68-00	RR	RR1	2.10	1	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-200-47-00	RR	RR1	0.10	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-200-48-00	RR	RR1	0.10	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-200-62-00	RR	RR1	1.62	1	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-210-02-00	RR	RR1	1.00	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-210-03-00	RR	RR1	1.00	1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-210-05-00	RR	RR1	0.25	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-210-26-00	RR	RR1	1.00	1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-210-29-00	RR	RR1	0.82	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-210-31-00	RR	RR1	1.68	1	2	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-210-32-00	RR	RR1	1.37	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-440-18-00	RR	RR1	1.49	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-440-28-00	RR	RR1	1.20	1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-440-29-00	RR	RR1	1.21	1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-440-36-00	RR	RR1	1.60	1	2	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-440-57-00	RR	RR1	1.00	1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-440-59-00	RR	RR1	2.42	1	2	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-440-61-00	RR	RR1	1.53	1	2	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-440-62-00	RR	RR1	1.34	1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-440-63-00	RR	RR1	1.38	1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-440-64-00	RR	RR1	1.41	1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-440-65-00	RR	RR1	1.78	1	2	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-440-67-00	RR	RR1	1.13	1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-440-68-00	RR	RR1	1.13	1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-190-19-00	RR	RR1	0.40	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-210-33-00	RR	RR1	1.52	1	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-200-46-00	RR	RR1	0.10	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-190-65-00	RR	RR1	0.77	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-200-27-00	RR	RR1	1.02	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-200-03-00	RR	RR1	0.73	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-080-21-00	RR	RR1	1.20	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-200-44-00	RR	RR1	1.14	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-190-18-00	RR	RR1	0.31	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-440-01-00	RR	RR1	1.86	1	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-080-16-00	RR	RR1	0.22	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-190-69-00	RR	RR1	0.17	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-190-45-00	RR	RR1	0.45	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-210-04-00	RR	RR1	1.75	1	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-080-06-00	RR	RR1	0.50	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-190-20-00	RR	RR1	0.80	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-200-37-00	RR	RR1	0.19	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-190-66-00	RR	RR1	0.50	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-200-23-00	RR	RR1	0.36	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-190-39-00	RR	RR1	0.50	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
014-200-49-00	RR	RR1	0.10	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-190-76-00	RR	RR1	0.54	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-190-62-00	RR	RR1	3.68	1	4	2	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-190-63-00	RR	RR1	1.00	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-080-04-00	RR	RR1	0.50	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-080-17-00	RR	RR1	0.65	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-200-60-00	RR	RR1	0.72	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-200-53-00	RR	RR1	1.00	1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-030-16-00	RR	RR2.5	11.05	0.4	4	3	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-050-08-00	RR	RR2.5	1.20	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-050-19-00	RR	RR2.5	1.00	0.4	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-050-20-00	RR	RR2.5	3.17	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-090-11-00	RR	RR2.5	6.08	0.4	2	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-100-04-00	RR	RR2.5	1.47	0.4	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-110-08-00	RR	RR2.5	2.17	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-110-10-00	RR	RR2.5	0.43	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-110-13-00	RR	RR2.5	1.04	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-110-15-00	RR	RR2.5	3.04	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-110-16-00	RR	RR2.5	3.04	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-210-20-00	RR	RR2.5	1.25	0.4	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-330-23-00	RR	RR2.5	2.88	0.4	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-330-32-00	RR	RR2.5	2.00	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-330-46-00	RR	RR2.5	1.11	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-330-51-00	RR	RR2.5	5.12	0.4	2	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-330-58-00	RR	RR2.5	1.00	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-330-60-00	RR	RR2.5	3.44	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-330-61-00	RR	RR2.5	8.91	0.4	4	2	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-330-62-00	RR	RR2.5	8.78	0.4	4	2	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-360-24-00	RR	RR2.5	7.57	0.4	3	2	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-360-25-00	RR	RR2.5	3.39	0.4	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-360-31-00	RR	RR2.5	3.74	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-360-32-00	RR	RR2.5	1.45	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-360-33-00	RR	RR2.5	1.54	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-360-46-00	RR	RR2.5	5.04	0.4	2	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-360-47-00	RR	RR2.5	3.86	0.4	2	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-360-37-00	RR	RR2.5	12.58	0.4	5	3	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-360-44-00	RR	RR2.5	5.48	0.4	2	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-430-57-00	RR	RR2.5	5.00	0.4	2	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-430-58-00	RR	RR2.5	5.00	0.4	2	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-430-59-00	RR	RR2.5	5.00	0.4	2	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-440-55-00	RR	RR2.5	2.42	0.4	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-450-08-00	RR	RR2.5	2.50	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-450-09-00	RR	RR2.5	2.16	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
017-350-32-00	RR	RR2.5	5.87	0.4	2	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
017-350-38-00	RR	RR2.5	3.20	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
017-350-48-00	RR	RR2.5	3.00	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
017-350-56-00	RR	RR2.5	1.23	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
017-350-57-00	RR	RR2.5	1.04	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
017-370-33-00	RR	RR2.5	1.21	0.4	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
017-370-34-00	RR	RR2.5	0.49	0.4	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
017-370-53-00	RR	RR2.5	2.47	0.4	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
017-370-54-00	RR	RR2.5	2.25	0.4	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
017-370-55-00	RR	RR2.5	0.99	0.4	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
017-370-56-00	RR	RR2.5	0.64	0.4	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-440-24-00	RR	RR2.5	2.76	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-330-56-00	RR	RR2.5	2.44	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-330-59-00	RR	RR2.5	3.37	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
017-350-46-00	RR	RR2.5	6.61	0.4	3	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-440-22-00	RR	RR2.5	2.30	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
017-350-35-00	RR	RR2.5	2.50	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-110-27-00	RR	RR2.5	3.08	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-440-23-00	RR	RR2.5	2.51	0.4	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-210-21-00	RR	RR2.5	3.50	0.4	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-030-17-00	RR	RR2.5	0.99	0.4	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
017-370-07-00	RR	RR2.5	0.47	0.4	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-430-02-00	RR	RR5	40.71	0.2	8	5	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
017-030-18-00	RR	RR5	0.74	0.2	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
017-030-25-00	RR	RR5	0.29	0.2	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
017-350-21-00	RR	RR5	2.40	0.2	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
017-350-42-00	RR	RR5	2.50	0.2	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
017-350-45-00	RR	RR5	1.15	0.2	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
017-350-53-00	RR	RR5	8.93	0.2	2	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
017-350-55-00	RR	RR5	11.09	0.2	2	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
017-370-13-00	RR	RR5	2.50	0.2	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
017-370-41-00	RR	RR5	5.03	0.2	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
017-370-09-00	RR	RR5	3.38	0.2	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
017-350-60-00	RR	RR5	6.61	0.2	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
017-370-23-00	RR	RR5	5.42	0.2	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
011-410-27-00	RR-L	RR10	5.11	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
011-410-37-00	RR-L	RR10	10.00	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
011-410-38-00	RR	RR10	0.04	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
011-420-07-00	RR-L	RR10	20.00	0.1	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
011-420-13-00	RR-L	RR10	5.38	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
011-420-16-00	RR-L	RR10	5.00	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
011-420-17-00	RR-L	RR10	5.01	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-180-63-00	RR-L	RR10	12.65	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-180-64-00	RR-L	RR10	17.77	0.1	2	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-180-65-00	RR-L	RR10	33.85	0.1	3	2	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-180-66-00	RR-L	RR10	85.45	0.1	9	5	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-180-67-00	RR-L	RR10	86.60	0.1	9	6	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
014-290-02-00	RR-L	RR10	2.66	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-290-03-00	RR-L	RR10	2.66	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-290-05-00	RR-L	RR10	2.99	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-290-06-00	RR-L	RR10	2.58	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-290-08-00	RR-L	RR10	1.82	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-290-09-00	RR-L	RR10	1.84	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-290-10-00	RR-L	RR10	2.06	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-290-11-00	RR-L	RR10	2.06	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-290-15-00	RR-L	RR10	2.83	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-290-20-00	RR-L	RR10	0.98	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-290-27-00	RR-L	RR10	0.60	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-290-31-00	RR-L	RR10	3.00	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-290-32-00	RR-L	RR10	3.00	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-300-05-00	RR-L	RR10	2.34	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-300-07-00	RR-L	RR10	2.20	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-300-09-00	RR-L	RR10	2.27	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-300-11-00	RR-L	RR10	2.05	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-300-14-00	RR-L	RR10	2.01	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-300-15-00	RR-L	RR10	1.83	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-300-17-00	RR-L	RR10	1.81	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-300-19-00	RR-L	RR10	2.70	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-300-20-00	RR-L	RR10	2.19	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-300-21-00	RR-L	RR10	1.96	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-300-24-00	RR-L	RR10	1.14	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-300-27-00	RR-L	RR10	1.92	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-370-18-00	RR-L	RR10	5.26	0.1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-370-19-00	RR-L	RR10	4.64	0.1	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-420-56-00	RR-L	RR10	38.08	0.1	4	2	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-420-65-00	RR-L	RR10	2.56	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-430-35-00	RR-L	RR10	4.03	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-430-40-00	RR-L	RR10	5.41	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-430-61-00	RR-L	RR10	2.50	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-430-64-00	RR-L	RR10	4.10	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-440-13-00	RR-L	RR10	9.69	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-440-15-00	RR-L	RR10	11.80	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-440-30-00	RR-L	RR10	1.22	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-440-39-00	RR-L	RR10	3.43	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-440-40-00	RR-L	RR10	3.43	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-440-41-00	RR-L	RR10	3.43	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-440-42-00	RR-L	RR10	3.43	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-440-43-00	RR-L	RR10	2.43	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-440-44-00	RR-L	RR10	2.43	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-440-45-00	RR-L	RR10	2.42	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-440-46-00	RR-L	RR10	2.43	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-440-47-00	RR-L	RR10	2.88	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
014-440-50-00	RR-L	RR10	2.43	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-440-51-00	RR-L	RR10	2.43	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-440-53-00	RR-L	RR10	2.42	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
017-380-03-00	RR-L	RR10	1.00	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
017-380-04-00	RR-L	RR10	1.00	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
017-380-25-00	RR-L	RR10	9.58	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
017-380-36-00	RR-L	RR10	13.85	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
017-430-39-00	RR-L	RR10	1.00	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
017-430-40-00	RR-L	RR10	2.00	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
017-430-42-00	RR-L	RR10	2.01	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
017-430-44-00	RR-L	RR10	3.15	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
017-430-52-00	RR-L	RR10	5.01	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
017-430-53-00	RR-L	RR10	5.00	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
017-430-54-00	RR-L	RR10	4.92	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
017-430-56-00	RR-L	RR10	66.20	0.1	7	4	No Municipal Service Provider	No Municipal Service Provider	Yes	Hayfork
017-430-51-00	RR-L	RR10	5.00	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-300-30-00	RR-L	RR10	2.84	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-420-02-00	RR-L	RR10	10.00	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
017-380-05-00	RR-L	RR10	1.00	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-300-10-00	RR-L	RR10	2.26	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
011-410-23-00	RR-L	RR10	9.51	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
017-430-41-00	RR-L	RR10	1.00	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
011-410-14-00	RR-L	RR10	6.29	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
017-430-13-00	RR-L	RR10	5.00	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-430-62-00	RR-L	RR10	2.50	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-370-20-00	RR-L	RR10	4.50	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
014-440-49-00	RR-L	RR10	5.63	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
011-410-13-00	RR-L	RR10	6.40	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-290-25-00	RR-L	RR10	4.25	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
017-380-07-00	RR-L	RR10	2.00	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
017-430-45-00	RR-L	RR10	3.11	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
014-300-26-00	RR-L	RR10	2.14	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-440-11-00	RR-L	RR10	9.70	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	Yes	Hayfork
011-410-20-00	RR-L	RR10	5.49	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
017-380-08-00	RR-L	RR10	2.03	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
017-430-15-00	RR-L	RR10	5.00	0.1	1	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
011-330-37-00	RR-L	RR20	2.67	0.05	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
011-330-47-00	RR-L	RR20	40.01	0.05	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
011-420-02-00	RR-L	RR20	20.30	0.05	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
011-420-03-00	RR-L	RR20	20.20	0.05	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
011-420-04-00	RR-L	RR20	19.10	0.05	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
011-430-09-00	RR-L	RR20	5.38	0.05	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
011-430-12-00	RR-L	RR20	1.30	0.05	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
011-430-14-00	RR-L	RR20	3.12	0.05	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-420-08-00	RR-L	RR20	6.01	0.05	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
014-420-10-00	RR-L	RR20	6.66	0.05	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-420-11-00	RR-L	RR20	7.40	0.05	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-420-22-00	RR-L	RR20	9.59	0.05	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-420-26-00	RR-L	RR20	46.10	0.05	2	1	Trinity County Waterworks District No. 1	No Municipal Service Provider	No	Hayfork
011-330-38-00	RR-L	RR20	4.00	0.05	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
011-330-44-00	RR-L	RR20	3.25	0.05	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
011-330-26-00	RR-L	RR20	5.00	0.05	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
014-420-21-00	RR-L	RR20	11.07	0.05	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
011-430-15-00	RR-L	RR20	5.72	0.05	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hayfork
Hayfork LD Subtotal			**1299.90**			**322**				
014-460-39-00	SF-H	R1	0.41	7.26	3	2	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-460-04-00	SF-H	R1	0.21	7.26	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-460-19-00	SF-H	R1	0.34	7.26	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-460-28-00	SF-H	R1	0.15	7.26	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-460-38-00	SF-H	R1	0.18	7.26	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-460-36-00	SF-H	R1	0.13	7.26	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-460-37-00	SF-H	R1	0.14	7.26	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-460-29-00	SF-H	R1	0.18	7.26	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-460-03-00	SF-H	R1	0.21	7.26	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-460-06-00	SF-H	R1	0.16	7.26	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-460-07-00	SF-H	R1	0.16	7.26	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-460-35-00	SF-H	R1	0.15	7.26	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-460-20-00	SF-H	R1	0.25	7.26	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-460-30-00	SF-H	R1	0.18	7.26	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-460-05-00	SF-H	R1	0.20	7.26	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-020-05-00	SF-M	R1M	1.45	4.36	6	4	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-020-06-00	SF-M	R1M	1.52	4.36	7	4	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-130-13-00	SF-M	R1M	2.75	4.36	12	8	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-130-21-00	SF-M	R1M	0.50	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-140-47-00	SF-M	R1M	0.52	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-140-48-00	SF-M	R1M	0.44	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-140-50-00	SF-M	R1M	0.10	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-140-52-00	SF-M	R1M	0.10	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-150-13-00	SF-M	R1M	0.04	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-172-15-00	SF-M	R1M	0.32	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-310-01-00	SF-M	R1M	0.60	4.36	3	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-310-02-00	SF-M	R1M	0.62	4.36	3	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-310-03-00	SF-M	R1M	0.66	4.36	3	2	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-310-04-00	SF-M	R1M	0.73	4.36	3	2	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-310-05-00	SF-M	R1M	0.90	4.36	4	2	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-310-06-00	SF-M	R1M	0.90	4.36	4	2	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-310-09-00	SF-M	R1M	0.90	4.36	4	2	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-310-14-00	SF-M	R1M	0.48	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-310-16-00	SF-M	R1M	0.48	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-310-18-00	SF-M	R1M	0.48	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
014-310-20-00	SF-M	R1M	0.48	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-310-21-00	SF-M	R1M	0.57	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-320-04-00	SF-M	R1M	0.90	4.36	4	2	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-320-12-00	SF-M	R1M	0.57	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-320-16-00	SF-M	R1M	0.40	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-320-18-00	SF-M	R1M	0.46	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-320-25-00	SF-M	R1M	0.46	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-320-26-00	SF-M	R1M	0.46	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-320-31-00	SF-M	R1M	0.46	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-320-33-00	SF-M	R1M	0.60	4.36	3	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-320-36-00	SF-M	R1M	0.57	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-350-08-00	SF-M	R1M	0.30	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-350-29-00	SF-M	R1M	0.30	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-350-43-00	SF-M	R1M	0.30	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-350-47-00	SF-M	R1M	0.52	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-360-16-00	SF-M	R1M	0.30	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-360-20-00	SF-M	R1M	0.60	4.36	3	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-360-21-00	SF-M	R1M	0.40	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-410-03-00	SF-M	R1M	0.61	4.36	3	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-410-04-00	SF-M	R1M	0.61	4.36	3	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-410-07-00	SF-M	R1M	0.61	4.36	3	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-410-17-00	SF-M	R1M	1.21	4.36	5	3	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-410-10-00	SF-M	R1M	0.61	4.36	3	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-410-14-00	SF-M	R1M	0.66	4.36	3	2	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-410-16-00	SF-M	R1M	0.66	4.36	3	2	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-140-17-00	SF-M	R1M	0.46	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-172-10-00	SF-M	R1M	0.47	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-140-54-00	SF-M	R1M	1.99	4.36	9	6	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-140-40-00	SF-M	R1M	0.30	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-350-10-00	SF-M	R1M	0.30	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-140-53-00	SF-M	R1M	1.11	4.36	5	3	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-350-35-00	SF-M	R1M	0.30	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-350-32-00	SF-M	R1M	0.30	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-350-31-00	SF-M	R1M	0.30	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-350-33-00	SF-M	R1M	0.30	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-173-35-00	SF-M	R1M	0.22	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-350-15-00	SF-M	R1M	0.30	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-130-20-00	SF-M	R1M	0.50	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-140-11-00	SF-M	R1M	1.22	4.36	5	3	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-172-11-00	SF-M	R1M	0.32	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-150-10-00	SF-M	R1M	0.50	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-350-34-00	SF-M	R1M	0.30	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-130-06-00	SF-M	R1M	6.56	4.36	29	20	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
014-150-16-00	SF-M	R1M	0.51	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-150-12-00	SF-M	R1M	0.49	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
014-140-32-00	SF-M	R1M	0.40	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-150-11-00	SF-M	R1M	0.57	4.36	2	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-172-32-00	SF-M	R1M	0.23	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-173-32-00	SF-M	R1M	0.32	4.36	1	1	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-190-32-00	RR	MHP	1.22	9.68	12	8	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
Hayfork MD Subtotal			**50.65**			**144**				
014-070-18-00	MF-M	R2	1.22	14.52	18	12	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-070-20-00	MF-M	R2	0.45	14.52	7	4	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-070-24-00	MF-M	R2	0.47	14.52	7	4	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	No	Hayfork
014-370-45-00	MF-H	R3	5.30	21.78	115	80	Trinity County Waterworks District No. 1	Trinity County Waterworks District No. 1	Yes	Hayfork
Hayfork HD Subtotal			**7.44**			**100**				
011-280-46-00	RR	RR10	10.02	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hyampom
011-280-47-00	RR	RR10	9.24	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hyampom
011-380-60-00	RR	RR10	9.45	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hyampom
011-380-61-00	RR	RR10	5.98	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hyampom
011-380-63-00	RR	RR10	11.66	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hyampom
011-380-62-00	RR	RR10	12.39	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Hyampom
Hyampom LD Subtotal			**58.74**			**6**				
009-400-73-00	RR	RR2.5	1.15	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-400-79-00	RR	RR2.5	1.75	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-400-87-00	RR	RR2.5	4.15	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-440-02-00	RR	RR2.5	0.60	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-04-00	RR	RR2.5	4.20	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-25-00	RR	RR2.5	0.24	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-26-00	RR	RR2.5	3.25	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-40-00	RR	RR2.5	5.03	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-450-17-00	RR	RR2.5	0.66	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-450-20-00	RR	RR2.5	4.70	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-480-04-00	RR	RR2.5	11.00	0.4	4	3	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-480-27-00	RR	RR2.5	1.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-480-49-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-480-50-00	RR	RR2.5	2.88	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-480-53-00	RR	RR2.5	7.70	0.4	3	2	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-480-54-00	RR	RR2.5	2.80	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-480-55-00	RR	RR2.5	3.01	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-480-58-00	RR	RR2.5	6.95	0.4	3	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-480-60-00	RR	RR2.5	6.33	0.4	3	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-480-63-00	RR	RR2.5	3.42	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-480-64-00	RR	RR2.5	20.56	0.4	8	5	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-480-65-00	RR	RR2.5	3.67	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-490-07-00	RR	RR2.5	2.81	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-490-12-00	RR	RR2.5	4.16	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-490-14-00	RR	RR2.5	4.13	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-490-20-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-500-07-00	RR	RR2.5	2.89	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
009-500-11-00	RR	RR2.5	2.70	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-500-17-00	RR	RR2.5	1.00	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-500-20-00	RR	RR2.5	2.75	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-500-22-00	RR	RR2.5	2.37	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-500-23-00	RR	RR2.5	2.76	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-500-32-00	RR	RR2.5	2.89	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-510-01-00	RR	RR2.5	4.77	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-510-03-00	RR	RR2.5	4.79	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-510-09-00	RR	RR2.5	3.00	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-510-15-00	RR	RR2.5	3.64	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-510-19-00	RR	RR2.5	4.50	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-510-20-00	RR	RR2.5	4.37	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-510-22-00	RR	RR2.5	3.93	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-510-24-00	RR	RR2.5	3.00	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-510-26-00	RR	RR2.5	3.00	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-510-30-00	RR	RR2.5	3.00	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-510-34-00	RR	RR2.5	3.01	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-510-40-00	RR	RR2.5	4.85	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-510-41-00	RR	RR2.5	5.52	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-510-43-00	RR	RR2.5	6.47	0.4	3	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-510-53-00	RR	RR2.5	7.16	0.4	3	2	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-510-54-00	RR	RR2.5	6.06	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-510-55-00	RR	RR2.5	3.07	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-510-56-00	RR	RR2.5	2.85	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-510-57-00	RR	RR2.5	3.24	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-520-02-00	RR	RR2.5	3.73	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-520-19-00	RR	RR2.5	3.64	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-520-21-00	RR	RR2.5	1.35	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-530-31-00	RR	RR2.5	1.00	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-530-34-00	RR	RR2.5	0.55	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-120-33-00	RR	RR2.5	19.43	0.4	8	5	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-120-39-00	RR	RR2.5	49.69	0.4	20	13	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-120-49-00	RR	RR2.5	5.80	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-120-57-00	RR	RR2.5	7.30	0.4	3	2	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-140-02-00	V	RR2.5	4.42	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-140-03-00	V	RR2.5	1.72	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-140-04-00	V	RR2.5	0.18	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-151-02-00	V	RR2.5	0.41	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-152-17-00	V	RR2.5	1.18	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-180-08-00	V	RR2.5	1.10	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-260-13-00	RR	RR2.5	2.00	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-260-14-00	RR	RR2.5	5.80	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-260-32-00	RR	RR2.5	0.70	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-260-42-00	RR	RR2.5	1.58	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-260-56-00	RR	RR2.5	5.06	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
012-260-61-00	RR	RR2.5	1.36	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-260-67-00	RR	RR2.5	1.90	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-260-92-00	RR	RR2.5	10.19	0.4	4	2	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-260-93-00	RR	RR2.5	2.5	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-260-95-00	RR	RR2.5	10.23	0.4	4	2	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-260-96-00	RR	RR2.5	6.91	0.4	3	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-260-84-00	RR	RR2.5	1.54	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-260-88-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-260-90-00	RR	RR2.5	2.68	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-260-91-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-270-01-00	RR	RR2.5	0.84	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-270-19-00	RR	RR2.5	6.54	0.4	3	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-270-22-00	RR	RR2.5	1.12	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-270-56-00	RR	RR2.5	2.86	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-270-63-00	RR	RR2.5	5.80	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-270-72-00	RR	RR2.5	3.36	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-270-73-00	RR	RR2.5	2.60	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-270-74-00	RR	RR2.5	3.65	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-280-04-00	V	RR2.5	1.58	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-350-13-00	RR	RR2.5	13.90	0.4	6	3	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-350-14-00	RR	RR2.5	6.26	0.4	3	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-370-07-00	RR	RR2.5	1.41	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-370-17-00	RR	RR2.5	6.06	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-370-18-00	RR	RR2.5	4.97	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-370-19-00	RR	RR2.5	7.48	0.4	3	2	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
024-100-03-00	RR	RR2.5	1.99	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-180-11-00	V	RR2.5	2.18	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-260-55-00	RR	RR2.5	3.14	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-260-11-00	RR	RR2.5	0.75	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-260-86-00	RR	RR2.5	3.07	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-480-14-00	RR	RR2.5	5.05	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-270-54-00	RR	RR2.5	0.40	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-500-30-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-510-11-00	RR	RR2.5	3.00	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-370-04-00	RR	RR2.5	2.30	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-520-16-00	RR	RR2.5	3.72	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-350-10-00	RR	RR2.5	27.67	0.4	11	7	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-400-34-00	RR	RR2.5	2.00	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-480-26-00	RR	RR2.5	2.43	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-480-66-00	RR	RR2.5	1.61	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-152-10-00	V	RR2.5	0.65	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-490-02-00	RR	RR2.5	4.31	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-500-16-00	RR	RR2.5	2.00	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-500-10-00	RR	RR2.5	2.46	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-400-69-00	RR	RR2.5	1.10	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
009-520-01-00	RR	RR2.5	2.84	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-260-29-00	RR	RR2.5	1.55	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-53-00	RR	RR2.5	18.90	0.4	8	5	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-151-09-00	V	RR2.5	0.54	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-450-01-00	RR	RR2.5	0.23	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-120-48-00	RR	RR2.5	4.84	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-270-61-00	RR	RR2.5	1.17	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-270-41-00	RR	RR2.5	3.14	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-480-24-00	RR	RR2.5	10.01	0.4	4	2	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-480-02-00	RR	RR2.5	5.97	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-480-44-00	RR	RR2.5	3.38	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-490-06-00	RR	RR2.5	2.69	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-152-15-00	V	RR2.5	0.72	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-310-05-00	RR	RR2.5	5.14	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-151-04-00	V	RR2.5	0.22	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
024-690-02-00	RR	RR2.5	6.30	0.4	3	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-480-11-00	RR	RR2.5	3.86	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-490-05-00	RR	RR2.5	2.59	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-260-44-00	RR	RR2.5	2.04	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-151-13-00	V	RR2.5	0.09	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-400-05-00	RR	RR5	1.59	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-400-54-00	RR	RR5	7.50	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-400-90-00	RR	RR5	16.02	0.2	3	2	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-500-03-00	RR	RR5	4.49	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-500-05-00	RR	RR5	12.00	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-530-01-00	RR	RR5	2.73	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-530-02-00	RR	RR5	1.92	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-530-03-00	RR	RR5	10.68	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-530-20-00	RR	RR5	5.08	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-530-21-00	RR	RR5	5.01	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-530-22-00	RR	RR5	30.00	0.2	6	4	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-530-23-00	RR	RR5	1.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-530-24-00	RR	RR5	12.89	0.2	3	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-120-02-00	RR	RR5	36.00	0.2	7	5	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-120-57-00	RR	RR5	7.30	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-120-58-00	RR	RR5	9.96	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-120-59-00	RR	RR5	15.53	0.2	3	2	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-120-60-00	RR	RR5	7.97	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-120-61-00	RR	RR5	8.19	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-120-62-00	RR	RR5	10.30	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-120-63-00	RR	RR5	7.85	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-120-64-00	RR	RR5	43.59	0.2	9	6	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
024-010-45-00	V	RR5	18.33	0.2	4	2	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
024-010-48-00	RR	RR5	23.98	0.2	5	3	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
024-030-50-00	RR	RR5	15.32	0.2	3	2	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
024-030-52-00	RR	RR5	14.55	0.2	3	2	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
024-030-53-00	RR	RR5	12.91	0.2	3	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
024-100-07-00	RR	RR5	7.50	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
024-100-14-00	RR	RR5	3.97	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
024-570-10-00	RR	RR5	1.03	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
024-570-12-00	RR	RR5	1.34	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
024-570-17-00	RR	RR5	1.59	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
024-030-12-00	RR	RR5	18.68	0.2	4	2	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-480-46-00	RR	RR5	4.71	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
009-480-45-00	RR	RR5	4.61	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
024-010-46-00	RR	RR5	23.97	0.2	5	3	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-530-28-00	RR	RR5	6.98	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
024-570-13-00	RR	RR5	3.62	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
024-570-16-00	RR	RR5	1.41	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-530-27-00	RR	RR5	4.10	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-120-27-00	RR	RR5	5.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
012-120-41-00	RR	RR5	2.50	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
024-570-11-00	RR	RR5	1.81	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-09-00	RR	RR10	1.65	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-22-00	RR	RR10	0.98	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-23-00	RR	RR10	7.54	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-24-00	RR	RR10	0.75	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-29-00	RR	RR10	2.90	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-31-00	RR	RR10	47.78	0.1	5	3	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-38-00	RR	RR10	20.07	0.1	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-49-00	RR	RR10	10.01	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-51-00	RR	RR10	1.24	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-52-00	RR	RR10	42.16	0.1	4	2	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-55-00	RR	RR10	7.94	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-56-00	RR	RR10	10.00	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-450-03-00	RR	RR10	1.40	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-470-01-00	RR	RR10	5.05	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-470-02-00	RR	RR10	4.07	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
012-120-02-00	RR	RR10	36.00	0.1	4	2	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
024-020-01-00	RR	RR10	49.32	0.1	5	3	No Municipal Service Provider	No Municipal Service Provider	Yes	Junction City
024-030-16-00	RR	RR10	19.17	0.1	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
024-030-40-00	RR	RR10	12.79	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
024-020-04-00	RR	RR10	16.33	0.1	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-20-00	RR	RR10	2.88	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-450-09-00	RR	RR10	19.00	0.1	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-53-00	RR	RR10	18.90	0.1	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
024-030-39-00	RR	RR10	11.30	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
024-010-24-00	RR	RR10	20.00	0.1	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-440-19-00	RR	RR10	3.12	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
024-020-03-00	RR	RR10	28.25	0.1	3	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
009-440-43-00	RR	RR10	6.77	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
009-470-07-00	RR	RR10	39.28	0.1	4	2	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
Junction City LD Subtotal			**1467.33**			**279**				
012-310-03-00	RR	MHP	20.43	9.68	198	138	No Municipal Service Provider	No Municipal Service Provider	No	Junction City
Junction City MD Subtotal			**20.43**			**138**				
025-120-01-00	RR	RR1	5.05	1	5	3	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-120-02-00	RR	RR1	2.00	1	2	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-320-19-00	RR	RR1	2.24	1	2	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-320-77-00	RR	RR1	4.69	1	5	3	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-320-78-00	RR	RR1	1.42	1	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-320-43-00	RR	RR1	21.77	1	22	15	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-320-44-00	RR	RR1	2.68	1	3	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-320-60-00	RR	RR1	1.00	1	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-320-61-00	RR	RR1	1.01	1	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-320-69-00	RR	RR1	2.62	1	3	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-320-73-00	RR	RR1	1.02	1	1	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-410-09-00	RR	RR1	0.25	1	1	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-410-17-00	RR	RR1	0.64	1	1	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-410-32-00	RR	RR1	1.00	1	1	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	Yes	Lewiston
025-410-33-00	RR	RR1	1.00	1	1	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	Yes	Lewiston
025-410-34-00	RR	RR1	1.02	1	1	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	Yes	Lewiston
025-430-02-00	RR	RR1	0.11	1	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-430-12-00	RR	RR1	0.95	1	1	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-440-04-00	RR	RR1	0.50	1	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-450-14-00	RR	RR1	2.24	1	2	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-450-15-00	RR	RR1	0.74	1	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-460-02-00	RR	RR1	0.34	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	No	Lewiston
025-460-15-00	RR	RR1	0.55	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	No	Lewiston
025-460-16-00	RR	RR1	0.06	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	No	Lewiston
025-470-15-00	RR	RR1	0.08	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	Yes	Lewiston
025-470-16-00	RR	RR1	0.16	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	No	Lewiston
025-470-17-00	RR	RR1	1.48	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	No	Lewiston
025-510-15-00	RR	RR1	0.24	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	Yes	Lewiston
025-510-19-00	RR	RR1	0.58	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	Yes	Lewiston
025-510-24-00	RR	RR1	0.67	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	Yes	Lewiston
025-510-25-00	RR	RR1	0.32	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	Yes	Lewiston
025-610-14-00	RR	RR1	1.54	1	2	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-610-16-00	RR	RR1	1.18	1	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-630-03-00	RR	RR1	2.10	1	2	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-630-04-00	RR	RR1	2.62	1	3	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-630-07-00	RR	RR1	1.00	1	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-630-09-00	RR	RR1	1.27	1	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-630-10-00	RR	RR1	0.75	1	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-630-12-00	RR	RR1	1.38	1	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-630-16-00	RR	RR1	5.52	1	6	3	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
025-630-17-00	RR	RR1	1.00	1	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-630-18-00	RR	RR1	1.50	1	2	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-630-19-00	RR	RR1	2.90	1	3	2	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-630-23-00	RR	RR1	5.79	1	6	4	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-630-25-00	RR	RR1	0.35	1	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-630-02-00	RR	RR1	1.08	1	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-510-20-00	RR	RR1	0.59	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	Yes	Lewiston
025-510-21-00	RR	RR1	0.63	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	Yes	Lewiston
025-510-22-00	RR	RR1	0.38	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	Yes	Lewiston
025-630-22-00	RR	RR1	1.74	1	2	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-460-05-00	RR	RR1	0.48	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	Yes	Lewiston
025-410-23-00	RR	RR1	1.39	1	1	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	Yes	Lewiston
025-630-06-00	RR	RR1	3.47	1	3	2	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-460-06-00	RR	RR1	0.42	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	Yes	Lewiston
025-510-11-00	RR	RR1	0.22	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	Yes	Lewiston
025-510-14-00	RR	RR1	0.25	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	Yes	Lewiston
025-410-16-00	RR	RR1	0.87	1	1	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-410-20-00	RR	RR1	1.11	1	1	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	Yes	Lewiston
025-410-21-00	RR	RR1	1.00	1	1	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	Yes	Lewiston
025-340-12-00	RR	RR1	12.98	1	13	9	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-510-02-00	RR	RR1	0.36	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	No	Lewiston
025-510-04-00	RR	RR1	0.35	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	No	Lewiston
025-470-02-00	RR	RR1	0.52	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	No	Lewiston
025-630-40-00	RR	RR1	2.14	1	2	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-460-09-00	RR	RR1	0.50	1	1	1	Bucktail Mutual Water Company	Lewiston Community Services District	Yes	Lewiston
025-630-37-00	RR	RR1	1.50	1	2	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
010-300-34-00	RR	RR2.5	12.93	0.4	5	3	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-050-33-00	RR	RR2.5	42.80	0.4	17	11	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-110-30-00	RR	RR2.5	5.68	0.4	2	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-120-33-00	RR	RR2.5	1.01	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-120-34-00	RR	RR2.5	0.8	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-120-35-00	RR	RR2.5	9.47	0.4	4	2	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-120-31-00	RR	RR2.5	3.71	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-240-14-00	RR	RR2.5	5.59	0.4	2	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-240-15-00	RR	RR2.5	5.60	0.4	2	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-290-04-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-290-06-00	RR	RR2.5	1.80	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-290-08-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-290-10-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-290-11-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-290-12-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-290-17-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-290-18-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-290-20-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-290-23-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
025-290-27-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-290-28-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-290-29-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-290-30-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-340-23-00	RR	RR2.5	1.85	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-350-57-00	RR	RR2.5	2.29	0.4	1	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-350-58-00	RR	RR2.5	3.73	0.4	1	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-480-04-00	RR	RR2.5	1.16	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-480-05-00	RR	RR2.5	1.55	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-480-06-00	RR	RR2.5	0.82	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-480-08-00	RR	RR2.5	0.75	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-480-11-00	RR	RR2.5	1.22	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-490-01-00	RR	RR2.5	1.29	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-490-03-00	RR	RR2.5	2.02	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-490-05-00	RR	RR2.5	1.60	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-490-06-00	RR	RR2.5	1.83	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-490-08-00	RR	RR2.5	1.46	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-600-02-00	RR	RR2.5	2.79	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-600-34-00	RR	RR2.5	3.17	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-610-01-00	RR	RR2.5	3.08	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-620-05-00	RR	RR2.5	2.00	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-630-28-00	RR	RR2.5	1.00	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-630-45-00	RR	RR2.5	2.63	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-630-48-00	RR	RR2.5	2.87	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-640-03-00	RR	RR2.5	2.36	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-240-29-00	RR	RR2.5	3.41	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-630-46-00	RR	RR2.5	2.89	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-620-09-00	RR	RR2.5	3.68	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-350-22-00	RR	RR2.5	1.60	0.4	1	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-600-06-00	RR	RR2.5	2.52	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-490-02-00	RR	RR2.5	1.69	0.4	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-290-26-00	RR	RR2.5	2.50	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-350-21-00	RR	RR2.5	1.30	0.4	1	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-600-01-00	RR	RR2.5	4.93	0.4	2	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-050-33-00	RR	RR5	42.80	0.2	9	5	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-170-27-00	RR	RR5	14.17	0.2	3	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-170-28-00	RR	RR5	26.10	0.2	5	3	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-170-34-00	RR	RR5	4.32	0.2	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-180-22-00	RR	RR5	6.10	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Lewiston
025-180-32-00	RR	RR5	5.22	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-180-34-00	RR	RR5	9.24	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Lewiston
025-180-36-00	RR	RR5	4.66	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Lewiston
025-200-15-00	RR	RR5	8.90	0.2	2	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-200-17-00	RR	RR5	3.17	0.2	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-240-24-00	RR	RR5	0.50	0.2	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
025-250-11-00	RR	RR5	4.50	0.2	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-260-44-00	RR	RR5	5.12	0.2	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-260-38-00	RR	RR5	4.75	0.2	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-260-40-00	RR	RR5	9.58	0.2	2	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-320-58-00	RR	RR5	5.21	0.2	1	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-330-04-00	RR	RR5	0.83	0.2	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-330-07-00	RR	RR5	1.00	0.2	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-520-03-00	RR	RR5	7.74	0.2	2	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-520-12-00	RR	RR5	5.89	0.2	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-520-13-00	RR	RR5	5.01	0.2	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-520-15-00	RR	RR5	5.03	0.2	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-520-16-00	RR	RR5	2.00	0.2	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-600-27-00	RR	RR5	5.02	0.2	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-620-11-00	RR	RR5	2.00	0.2	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-620-18-00	RR	RR5	7.51	0.2	2	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-660-15-00	RR	RR5	0.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Lewiston
025-660-16-00	RR	RR5	2.36	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Lewiston
025-660-19-00	RR	RR5	1.59	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Lewiston
025-660-23-00	RR	RR5	2.27	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Lewiston
025-660-31-00	RR	RR5	2.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-660-39-00	RR	RR5	2.20	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-410-25-00	RR	RR5	9.77	0.2	2	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-660-40-00	RR	RR5	2.03	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Lewiston
025-660-33-00	RR	RR5	1.02	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Lewiston
025-050-33-00	RR	RR10	42.80	0.1	4	2	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-110-07-00	RR	RR10	10.00	0.1	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-110-17-00	RR	RR10	3.50	0.1	1	1	No Municipal Service Provider	Lewiston Community Services District	Yes	Lewiston
025-110-54-00	RR	RR10	23.40	0.1	2	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-170-27-00	RR	RR10	14.17	0.1	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-170-28-00	RR	RR10	26.10	0.1	3	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-250-01-00	RR	RR10	1.00	0.1	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-250-05-00	RR	RR10	5.00	0.1	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-250-17-00	RR	RR10	0.23	0.1	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-250-24-00	RR	RR10	5.02	0.1	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-330-09-00	RR	RR10	0.00	0.1	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-520-05-00	RR	RR10	46.53	0.1	5	3	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-250-03-00	RR	RR10	0.77	0.1	1	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
025-320-11-00	RR	RR10	15.00	0.1	2	1	No Municipal Service Provider	Lewiston Community Services District	No	Lewiston
Lewiston LD Subtotal			**720.32**			**223**				
025-350-08-00	SF-H	R1	1.20	7.26	9	6	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-350-34-00	SF-H	R1	0.64	7.26	5	3	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-350-50-00	SF-H	R1	0.16	7.26	1	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-570-51-00	SF-H	R1	0.16	7.26	1	1	Lewiston Park Mutual Water Company	Lewiston Community Services District	No	Lewiston
025-580-19-00	SF-H	R1	0.15	7.26	1	1	Lewiston Park Mutual Water Company	Lewiston Community Services District	No	Lewiston
025-580-21-00	SF-H	R1	0.16	7.26	1	1	Lewiston Park Mutual Water Company	Lewiston Community Services District	No	Lewiston

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
025-580-18-00	SF-H	R1	0.15	7.26	1	1	Lewiston Park Mutual Water Company	Lewiston Community Services District	No	Lewiston
025-350-43-00	SF-H	R1	0.23	7.26	2	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-570-16-00	SF-H	R1	0.16	7.26	1	1	Lewiston Park Mutual Water Company	Lewiston Community Services District	No	Lewiston
025-570-27-00	SF-H	R1	0.18	7.26	1	1	Lewiston Park Mutual Water Company	Lewiston Community Services District	No	Lewiston
025-350-42-00	SF-H	R1	0.23	7.26	2	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-570-34-00	SF-H	R1	0.14	7.26	1	1	Lewiston Park Mutual Water Company	Lewiston Community Services District	No	Lewiston
025-350-35-00	SF-H	R1	0.28	7.26	2	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-350-47-00	SF-H	R1	0.24	7.26	2	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-350-27-00	SF-H	R1	0.09	7.26	1	1	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-570-19-00	SF-H	R1	0.16	7.26	1	1	Lewiston Park Mutual Water Company	Lewiston Community Services District	No	Lewiston
025-550-16-00	SF-L	R1A	0.73	7.26	5	3	Lewiston Park Mutual Water Company	Lewiston Community Services District	No	Lewiston
025-550-20-00	SF-L	R1A	1.00	7.26	7	5	Lewiston Park Mutual Water Company	Lewiston Community Services District	No	Lewiston
025-550-21-00	SF-L	R1A	3.89	7.26	28	19	Lewiston Park Mutual Water Company	Lewiston Community Services District	No	Lewiston
Lewiston MD Subtotal			**9.95**			**50**				
025-350-60-00	MF-H	R3	0.49	21.78	11	7	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-350-61-00	MF-H	R3	0.79	21.78	17	12	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-350-62-00	MF-H	R3	0.37	21.78	8	5	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-350-63-00	MF-H	R3	0.45	21.78	10	6	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-350-64-00	MF-H	R3	0.44	21.78	10	6	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-350-65-00	MF-H	R3	0.68	21.78	15	10	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-350-66-00	MF-H	R3	0.56	21.78	12	8	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-350-67-00	MF-H	R3	0.55	21.78	12	8	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
025-350-68-00	MF-H	R3	0.59	21.78	13	8	Lewiston Valley Water Company Inc	Lewiston Community Services District	No	Lewiston
Lewiston HD Subtotal			**4.92**			**70**				
007-440-15-00	CR	RO	0.26	1	1	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-540-17-00	CR	RO	0.27	1	1	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-630-07-00	V	RR	2.44	1 unit per parcel	1	1	Seymours Mountain Ranches Mutual Water Com	No Municipal Service Provider	No	North Lake
007-630-20-00	V	RR	2.07	1 unit per parcel	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	North Lake
007-630-14-00	V	RR	2.50	1 unit per parcel	1	1	Seymours Mountain Ranches Mutual Water Com	No Municipal Service Provider	Yes	North Lake
007-300-23-00	RR	RR1	11.69	1	12	8	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
007-300-67-00	RR	RR1	3.94	1	4	2	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-300-68-00	RR	RR1	19.68	1	20	13	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
007-640-23-00	V	RR1	2.50	1	3	1	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
007-640-25-00	V	RR1	7.27	1	7	5	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
007-640-26-00	V	RR1	2.95	1	3	2	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
007-710-08-00	CR	RR1	1.00	1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
007-710-07-00	RR	RR1	61.77	1	62	43	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
004-390-20-00	RR	RR2.5	2.07	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
007-740-38-00	RR	RR5	7.58	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
004-210-14-00	RR	RR10	27.74	0.1	3	1	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
004-210-15-00	RR	RR10	11.07	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
004-280-23-00	RR	RR10	14.26	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	North Lake
004-280-24-00	RR	RR10	15.81	0.1	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	North Lake
004-280-25-00	RR	RR10	9.99	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	North Lake
004-280-26-00	RR	RR10	18.87	0.1	2	1	No Municipal Service Provider	No Municipal Service Provider	Yes	North Lake

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
007-290-11-00	RR	RR10	40.27	0.1	4	2	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
010-430-21-00	RR	RR10	10.15	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
010-430-24-00	RR	RR10	11.46	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
004-260-07-00	RR	RR10	60.00	0.1	6	4	No Municipal Service Provider	No Municipal Service Provider	Yes	North Lake
010-430-25-00	RR	RR10	10.14	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
009-200-18-00	RR	RR20	61.18	0.05	3	2	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
010-050-53-00	RR	RR20	25.80	0.05	1	1	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
010-050-54-00	RR	RR20	151.09	0.05	8	5	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
010-050-55-00	RR	RR20	115.03	0.05	6	4	No Municipal Service Provider	No Municipal Service Provider	No	North Lake
North Lake LD Subtotal			**710.85**			**109**				
007-300-69-00	CR	R1	3.00	7.26	22	15	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-300-70-00	CR	R1	3.13	7.26	23	15	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-300-71-00	CR	R1	3.27	7.26	24	16	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-300-73-00	CR	R1	3.20	7.26	23	16	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-300-74-00	CR	R1	3.00	7.26	22	15	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-300-75-00	CR	R1	3.00	7.26	22	15	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-530-07-00	CR	R1	0.36	7.26	3	1	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-530-14-00	CR	R1	0.42	7.26	3	2	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-540-26-00	CR	R1	0.24	7.26	2	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-550-05-00	CR	R1	0.37	7.26	3	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-550-06-00	CR	R1	0.34	7.26	2	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-550-09-00	CR	R1	0.36	7.26	3	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-550-12-00	CR	R1	0.25	7.26	2	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-550-15-00	CR	R1	0.25	7.26	2	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-550-25-00	CR	R1	0.36	7.26	3	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-550-27-00	CR	R1	0.39	7.26	3	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-550-35-00	CR	R1	0.32	7.26	2	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-550-37-00	CR	R1	0.24	7.26	2	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-550-49-00	CR	R1	0.30	7.26	2	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-560-02-00	CR	R1	0.30	7.26	2	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-560-05-00	CR	R1	0.25	7.26	2	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-560-08-00	CR	R1	0.30	7.26	2	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-560-14-00	CR	R1	0.26	7.26	2	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-570-02-00	CR	R1	0.26	7.26	2	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-570-06-00	CR	R1	0.26	7.26	2	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-570-19-00	CR	R1	0.26	7.26	2	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-570-37-00	CR	R1	0.37	7.26	3	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-570-39-00	CR	R1	0.34	7.26	2	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-580-19-00	CR	R1	0.88	7.26	6	4	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-580-28-00	CR	R1	0.73	7.26	5	3	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-580-30-00	CR	R1	3.48	7.26	25	17	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-580-31-00	CR	R1	1.05	7.26	8	5	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-620-06-00	CR	R1	0.53	7.26	4	2	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-620-07-00	CR	R1	0.53	7.26	4	2	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-620-08-00	CR	R1	0.57	7.26	4	2	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
007-620-10-00	CR	R1	0.98	7.26	7	4	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-620-15-00	CR	R1	0.46	7.26	3	2	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-620-16-00	CR	R1	0.46	7.26	3	2	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-620-20-00	CR	R1	0.41	7.26	3	2	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-620-22-00	CR	R1	0.43	7.26	3	2	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-620-26-00	CR	R1	0.41	7.26	3	2	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-620-29-00	CR	R1	0.41	7.26	3	2	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-620-31-00	CR	R1	0.53	7.26	4	2	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-620-38-00	CR	R1	0.35	7.26	3	1	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-700-02-00	V	R1	0.51	7.26	4	2	Seymours Mountain Ranches Mutual Water Com	No Municipal Service Provider	No	North Lake
007-700-13-00	V	R1	0.53	7.26	4	2	Seymours Mountain Ranches Mutual Water Com	No Municipal Service Provider	Yes	North Lake
007-700-15-00	V	R1	0.01	7.26	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	North Lake
007-720-04-00	CR	R1	0.50	7.26	4	2	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-720-08-00	CR	R1	0.56	7.26	4	2	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-750-04-00	CR	R1	1.15	7.26	8	5	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-750-13-00	CR	R1	1.50	7.26	11	7	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-750-16-00	CR	R1	0.89	7.26	6	4	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-760-04-00	CR	R1	0.43	7.26	3	2	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-760-12-00	CR	R1	0.50	7.26	4	2	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-760-18-00	CR	R1	1.16	7.26	8	5	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-760-19-00	CR	R1	1.22	7.26	9	6	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-760-20-00	CR	R1	2.36	7.26	17	11	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-760-21-00	CR	R1	1.95	7.26	14	9	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-760-22-00	CR	R1	1.41	7.26	10	7	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-760-23-00	CR	R1	0.70	7.26	5	3	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-760-24-00	CR	R1	1.03	7.26	7	5	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-620-03-00	CR	R1	0.53	7.26	4	2	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-530-22-00	CR	R1	0.47	7.26	3	2	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-570-26-00	CR	R1	0.26	7.26	2	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-620-41-00	CR	R1	0.37	7.26	3	1	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-620-40-00	CR	R1	0.36	7.26	3	1	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-620-42-00	CR	R1	0.86	7.26	6	4	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-560-16-00	CR	R1	0.26	7.26	2	1	Trinity Center Mutual Water Company	No Municipal Service Provider	No	North Lake
007-760-06-00	CR	R1	0.65	7.26	5	3	Trinity Knolls Mutual Water Company	No Municipal Service Provider	No	North Lake
007-700-06-00	V	R1	0.50	7.26	4	2	Seymours Mountain Ranches Mutual Water Com	No Municipal Service Provider	No	North Lake
010-450-17-00	V	R1A	1.00	7.26	7	5	Covington Mill Mutual Water Company, Div A	No Municipal Service Provider	No	North Lake
010-450-18-00	V	R1A	1.00	7.26	7	5	Covington Mill Mutual Water Company, Div A	No Municipal Service Provider	No	North Lake
010-450-16-00	V	R1A	2.31	7.26	17	11	Covington Mill Mutual Water Company, Div A	No Municipal Service Provider	No	North Lake
North Lake MD Subtotal			**62.59**			**282**				
018-630-04-00	V	RR2.5	4.52	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-630-08-00	V	RR2.5	5.47	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
020-360-13-00	V	RR2.5	5.66	0.4	2	1	Ruth Mutual Water Company	No Municipal Service Provider	No	Ruth
020-360-14-00	V	RR2.5	22.41	0.4	9	6	Ruth Mutual Water Company	No Municipal Service Provider	No	Ruth
018-630-03-00	V	RR2.5	3.08	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-630-10-00	V	RR2.5	7.15	0.4	3	2	No Municipal Service Provider	No Municipal Service Provider	No	Ruth

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
018-630-09-00	V	RR2.5	3.00	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-630-12-00	V	RR2.5	3.01	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-630-07-00	V	RR2.5	5.50	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-640-01-00	V	RR5	5.33	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-640-07-00	RR	RR5	7.31	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-650-01-00	RR	RR5	20.71	0.2	4	2	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-650-02-00	RR	RR5	21.07	0.2	4	2	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-660-03-00	RR	RR5	14.27	0.2	3	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-660-04-00	RR	RR5	15.94	0.2	3	2	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-670-02-00	RR	RR5	22.51	0.2	5	3	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-730-01-00	RR	RR5	5.99	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-730-02-00	RR	RR5	6.10	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-730-03-00	RR	RR5	13.38	0.2	3	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-730-04-00	RR	RR5	8.18	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-740-03-00	RR	RR5	9.42	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-740-04-00	RR	RR5	8.69	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-740-05-00	RR	RR5	5.49	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
020-340-35-00	RR	RR5	13.61	0.2	3	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
020-400-06-00	RR	RR5	6.02	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
021-200-22-00	RR	RR5	7.04	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
021-200-23-00	RR	RR5	8.66	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-730-05-00	RR	RR5	5.01	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-720-02-00	RR	RR5	27.08	0.2	5	3	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-050-71-00	RE	RR5	5.29	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-660-02-00	RR	RR5	5.74	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-740-01-00	RR	RR5	17.83	0.2	4	2	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
021-200-20-00	RR	RR5	6.77	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-640-02-00	V	RR5	4.12	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-740-07-00	RR	RR5	20.85	0.2	4	2	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-640-06-00	V	RR5	5.27	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-050-62-00	RR	RR10	34.76	0.1	3	2	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-500-18-00	RR	RR10	10.19	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-580-15-00	RR	RR10	54.75	0.1	5	3	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-580-17-00	RR	RR10	10.38	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-580-18-00	RR	RR10	10.76	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-580-19-00	RR	RR10	10.80	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-580-21-00	RR	RR10	9.57	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-580-26-00	V	RR10	12.86	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-580-27-00	V	RR10	2	0.1	0	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-020-42-00	RR	RR10	60.51	0.1	6	4	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
018-050-67-00	RR	RR10	9.60	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Ruth
Ruth LD Subtotal			**583.66**			**68**				
008-370-18-00	RR	RR	0.87	1 unit per parcel	1	1	Greys Flat Water System	No Municipal Service Provider	No	Salyer
008-370-30-00	RR	RR	5.17	1 unit per parcel	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Salyer
008-380-40-00	RR	RR	9.85	1 unit per parcel	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Salyer

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
008-380-41-00	RR	RR	3.18	1 unit per parcel	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-410-04-00	RR	RR	2.83	1 unit per parcel	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-410-21-00	RR	RR	4.02	1 unit per parcel	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-410-23-00	RR	RR	3.24	1 unit per parcel	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-440-72-00	RR	RR	1.38	1 unit per parcel	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-790-15-00	RR	RR	5.00	1 unit per parcel	1	1	Burnt Ranch Estates	No Municipal Service Provider	No	Salyer
008-790-16-00	RR	RR	5.00	1 unit per parcel	1	1	Burnt Ranch Estates	No Municipal Service Provider	No	Salyer
008-790-18-00	RR	RR	8.68	1 unit per parcel	1	1	Burnt Ranch Estates	No Municipal Service Provider	No	Salyer
008-810-01-00	RR	RR	7.24	1 unit per parcel	1	1	Burnt Ranch Estates	No Municipal Service Provider	No	Salyer
008-810-02-00	RR	RR	6.98	1 unit per parcel	1	1	Burnt Ranch Estates	No Municipal Service Provider	No	Salyer
008-850-16-00	RR	RR	2.65	1 unit per parcel	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-370-16-00	RR	RR	1.00	1 unit per parcel	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-370-23-00	RR	RR	3.80	1 unit per parcel	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Salyer
008-800-05-00	RR	RR	0.13	1 unit per parcel	1	1	Burnt Ranch Estates	No Municipal Service Provider	No	Salyer
008-810-09-00	RR	RR	15.80	1 unit per parcel	1	1	Burnt Ranch Estates	No Municipal Service Provider	No	Salyer
008-370-27-00	RR	RR	1.35	1 unit per parcel	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-790-03-00	RR	RR	0.40	1 unit per parcel	1	1	Burnt Ranch Estates	No Municipal Service Provider	No	Salyer
008-800-07-00	RR	RR	7.81	1 unit per parcel	1	1	Burnt Ranch Estates	No Municipal Service Provider	No	Salyer
008-800-01-00	RR	RR	14.10	1 unit per parcel	1	1	Burnt Ranch Estates	No Municipal Service Provider	No	Salyer
008-410-14-00	RR	RR	2.33	1 unit per parcel	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-410-18-00	RR	RR	5.97	1 unit per parcel	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-820-06-00	RR	RR	0.61	1 unit per parcel	1	1	Burnt Ranch Estates	No Municipal Service Provider	No	Salyer
008-370-17-00	RR	RR	1.50	1 unit per parcel	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-810-05-00	RR	RR	8.26	1 unit per parcel	1	1	Burnt Ranch Estates	No Municipal Service Provider	No	Salyer
008-070-07-00	V	RR1	1.19	1	1	1	Salyer Mutual Water Company	No Municipal Service Provider	No	Salyer
008-070-15-00	V	RR1	2.00	1	2	1	Salyer Mutual Water Company	No Municipal Service Provider	Yes	Salyer
008-440-68-00	RR	RR1	1.62	1	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-490-71-00	V	RR1	1.02	1	1	1	Salyer Mutual Water Company	No Municipal Service Provider	No	Salyer
008-070-13-00	V	RR1	3.73	1	4	2	Salyer Mutual Water Company	No Municipal Service Provider	Yes	Salyer
008-480-70-00	RR	RR1	1.00	1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-070-20-00	V	RR1	2.52	1	3	1	Salyer Mutual Water Company	No Municipal Service Provider	Yes	Salyer
008-440-36-00	RR	RR1	2.07	1	2	1	Riverside Trailer Park	No Municipal Service Provider	No	Salyer
008-440-35-00	RR	RR1	1.00	1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-490-72-00	V	RR1	2.08	1	2	1	Salyer Mutual Water Company	No Municipal Service Provider	No	Salyer
008-150-42-00	RR	RR2.5	5.78	0.4	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-150-51-00	V	RR2.5	3.04	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-150-52-00	V	RR2.5	2.72	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-150-53-00	V	RR2.5	25.46	0.4	10	7	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-400-33-00	RR	RR2.5	3.42	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Salyer
008-400-64-00	RR	RR2.5	1.64	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Salyer
008-400-67-00	RR	RR2.5	2.54	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-400-69-00	RR	RR2.5	2.53	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-400-39-00	RR	RR2.5	1.73	0.4	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Salyer
005-370-46-00	RR	RR5	61.00	2.18	133	93	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-030-71-00	RR	RR5	6.31	2.18	14	9	No Municipal Service Provider	No Municipal Service Provider	No	Salyer

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
008-150-53-00	RR	RR5	25.46	2.18	56	38	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-210-48-00	RR	RR5	91.00	2.18	198	138	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-620-04-00	V	RR5	6.16	0.2	1	1	Cedar Flat Resort	No Municipal Service Provider	Yes	Salyer
008-840-04-00	RR	RR5	15.60	0.2	3	2	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-860-08-00	RR	RR5	6.25	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Salyer
008-860-11-00	RR	RR5	5.25	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-860-13-00	RR	RR5	5.05	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Salyer
008-860-14-00	RR	RR5	5.02	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-860-16-00	RR	RR5	5.03	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-860-18-00	RR	RR5	4.50	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-860-21-00	RR	RR5	5.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Salyer
008-860-25-00	RR	RR5	28.43	0.2	6	3	No Municipal Service Provider	No Municipal Service Provider	Yes	Salyer
008-210-47-00	RR	RR5	5.00	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-210-46-00	RR	RR5	7.30	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-030-77-00	RR	RR5	5.48	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-840-01-00	RR	RR5	32.84	0.2	7	4	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-570-16-00	V	RR5	5.93	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	Yes	Salyer
Salyer LD Subtotal			**522.85**			**352**				
008-330-33-00	V	R1	1.00	7.26	7	5	Salyer Mutual Water Company	No Municipal Service Provider	Yes	Salyer
008-330-34-00	V	R1	1.26	7.26	9	6	Salyer Mutual Water Company	No Municipal Service Provider	Yes	Salyer
008-450-06-00	RR	R1	1.43	7.26	10	7	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-450-07-00	RR	R1	0.71	7.26	5	3	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-460-01-00	RR	R1	0.87	7.26	6	4	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-470-04-00	RR	R1	1.50	7.26	11	7	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-470-05-00	RR	R1	0.81	7.26	6	4	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-470-06-00	RR	R1	2.91	7.26	21	14	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-480-19-00	RR	R1	16.30	7.26	118	82	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-450-01-00	RR	R1	6.36	7.26	46	32	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-330-31-00	V	R1	0.68	7.26	5	3	Salyer Mutual Water Company	No Municipal Service Provider	No	Salyer
008-460-08-00	RR	R1	0.58	7.26	4	2	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
008-460-07-00	RR	R1	0.96	7.26	7	4	No Municipal Service Provider	No Municipal Service Provider	No	Salyer
Salyer MD Subtotal			**35.37**			**173**				
018-330-28-00	RR	RR5	1	2.18	2	1	No Municipal Service Provider	No Municipal Service Provider	No	South Fork
South Fork LD Subtotal			**1**			**1**				
001-011-07-00	SF-H	RO	0.33	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-040-56-00	SF-H	RO	0.24	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-040-57-00	SF-H	RO	0.25	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-380-34-00	C	RO	3.27	1	3	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-200-43-00	C	RO	0.14	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-200-44-00	C	RO	0.25	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-200-37-00	C	RO	0.15	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
010-610-09-00	RR	RR	1.60	1 unit per parcel	1	1	Rush Creek Mutual Water Company	No Municipal Service Provider	No	Weaverville
024-380-34-00	RR	RR	3.27	1 unit per parcel	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-070-26-00	RR	RR1	1.72	1	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-080-03-00	RR	RR1	1.20	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
001-080-05-00	RR	RR1	0.81	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-090-06-00	RR	RR1	4.09	1	4	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-090-26-00	RR	RR1	1.04	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-090-33-00	RR	RR1	1.11	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-060-20-00	RR	RR1	4.66	1	5	3	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-060-21-00	RR	RR1	1.18	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
024-120-04-00	RR	RR1	1.29	1	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-120-33-00	RR	RR1	2.13	1	2	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-120-61-00	RR	RR1	0.74	1	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-180-03-00	RR	RR1	1.09	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-180-11-00	RR	RR1	2.30	1	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-180-16-00	RR	RR1	0.70	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-200-23-00	RR	RR1	8.09	1	8	5	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-220-16-00	RR	RR1	1.00	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-470-03-00	RR	RR1	0.32	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-470-23-00	RR	RR1	0.06	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-490-50-00	RR	RR1	0.70	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-490-51-00	RR	RR1	0.46	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-510-07-00	RR	RR1	0.08	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-510-40-00	RR	RR1	0.32	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-510-78-00	RR	RR1	1.10	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-520-25-00	RR	RR1	1.33	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-670-14-00	CE	RR1	32.50	1	33	22	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-670-54-00	RR	RR1	1.28	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-670-55-00	RR	RR1	1.56	1	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-670-56-00	RR	RR1	1.38	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-670-57-00	RR	RR1	77.66	1	78	54	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-510-81-00	RR	RR1	0.23	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-120-56-00	RR	RR1	0.86	1	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-510-59-00	RR	RR1	1.23	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-510-33-00	RR	RR1	0.18	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-120-28-00	RR	RR1	1.43	1	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-470-07-00	RR	RR1	0.75	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-470-08-00	RR	RR1	0.28	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-200-26-00	RR	RR1	0.62	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-120-24-00	RR	RR1	1.80	1	2	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-470-52-00	RR	RR1	0.59	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-510-80-00	RR	RR1	1.11	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-470-37-00	RR	RR1	0.32	1	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-040-38-00	RR	RR2.5	2.83	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
010-340-12-00	RR	RR2.5	0.93	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-340-14-00	RR	RR2.5	4.74	0.4	2	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-340-44-00	RR	RR2.5	0.64	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-340-46-00	RR	RR2.5	0.60	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-350-13-00	RR	RR2.5	0.94	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
010-350-20-00	RR	RR2.5	1.98	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-350-24-00	RR	RR2.5	0.70	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-350-60-00	RR	RR2.5	1.17	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-350-88-00	RR	RR2.5	2.72	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-350-89-00	RR	RR2.5	2.17	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-350-90-00	RR	RR2.5	3.34	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-350-81-00	RR	RR2.5	8.22	0.4	3	2	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-500-11-00	RR	RR2.5	3.87	0.4	2	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-500-16-00	RR	RR2.5	1.88	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-500-26-00	RR	RR2.5	5.91	0.4	2	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-500-44-00	RR	RR2.5	1.46	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-500-50-00	RR	RR2.5	0.49	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-510-04-00	RR	RR2.5	0.93	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-120-17-00	RR	RR2.5	1.62	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-120-20-00	RR	RR2.5	0.61	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-350-07-00	RR	RR2.5	1.04	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-350-08-00	RR	RR2.5	4.23	0.4	2	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-360-35-00	RR	RR2.5	2.34	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	Yes	Weaverville
024-380-36-00	RR	RR2.5	6.78	0.4	3	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-530-09-00	RR	RR2.5	3.56	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-530-18-00	RR	RR2.5	0.19	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-540-04-00	RR	RR2.5	1.20	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-550-01-00	RR	RR2.5	1.70	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-550-07-00	RR	RR2.5	0.79	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-550-09-00	RR	RR2.5	1.60	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-550-15-00	RR	RR2.5	0.11	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-590-11-00	RR	RR2.5	3.95	0.4	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-670-28-00	RR	RR2.5	2.59	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-670-30-00	RR	RR2.5	3.63	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-670-40-00	RR	RR2.5	2.30	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-670-41-00	RR	RR2.5	2.50	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-670-46-00	RR	RR2.5	11.54	0.4	5	3	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-670-47-00	RR	RR2.5	5.23	0.4	2	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-700-01-00	RR	RR2.5	1.41	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-700-05-00	RR	RR2.5	1.82	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-700-07-00	RR	RR2.5	1.95	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-700-10-00	RR	RR2.5	1.74	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-700-11-00	RR	RR2.5	5.40	0.4	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-700-13-00	RR	RR2.5	2.75	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-700-15-00	RR	RR2.5	1.75	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-700-16-00	RR	RR2.5	3.48	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-700-17-00	RR	RR2.5	24.57	0.4	10	6	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
010-340-39-00	RR	RR2.5	0.33	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-340-16-00	RR	RR2.5	1.29	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-500-18-00	RR	RR2.5	0.88	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
024-370-02-00	RR	RR2.5	0.30	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
024-670-26-00	RR	RR2.5	2.50	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
010-340-01-00	RR	RR2.5	3.00	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-590-03-00	RR	RR2.5	0.51	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-590-02-00	RR	RR2.5	0.51	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
010-360-04-00	RR	RR2.5	1.00	0.4	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
010-350-32-00	RR	RR2.5	5.00	0.4	2	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-590-07-00	RR	RR2.5	0.66	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-040-37-00	RR	RR2.5	0.66	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-590-09-00	RR	RR2.5	0.46	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-590-05-00	RR	RR2.5	0.51	0.4	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
010-680-21-00	RR	RR5	7.56	0.2	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Weaverville
024-230-18-00	RR	RR5	5.93	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-400-04-00	RR	RR5	9.00	0.2	2	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-420-11-00	RR	RR5	4.10	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-420-15-00	RR	RR5	14.47	0.2	3	2	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-420-16-00	RR	RR5	16.47	0.2	3	2	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-430-03-00	RR	RR5	3.18	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-430-04-00	RR	RR5	4.61	0.2	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-430-51-00	RR	RR5	10.00	0.2	2	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-680-61-00	RR	RR5	5.31	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Weaverville
024-680-62-00	RR	RR5	5.38	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Weaverville
010-670-07-00	RR	RR5	4.46	0.2	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Weaverville
010-270-28-00	RR	RR10	10.71	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Weaverville
010-690-35-00	A	RR10	49.45	0.1	5	3	No Municipal Service Provider	No Municipal Service Provider	No	Weaverville
010-690-56-00	A	RR10	20.10	0.1	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Weaverville
010-690-57-00	A	RR10	10.40	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Weaverville
024-010-49-00	RR	RR10	16.34	0.1	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Weaverville
024-010-50-00	RR	RR10	31.18	0.1	3	2	No Municipal Service Provider	No Municipal Service Provider	No	Weaverville
024-640-08-00	RR	RR10	6.07	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Weaverville
024-640-13-00	RR	RR10	3.84	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Weaverville
024-640-14-00	RR	RR10	6.60	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Weaverville
024-640-16-00	RR	RR10	13.47	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Weaverville
024-680-46-00	RR	RR10	4.31	0.1	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-680-47-00	RR	RR10	4.45	0.1	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-680-48-00	RR	RR10	4.65	0.1	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-680-50-00	RR	RR10	6.20	0.1	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-680-51-00	RR	RR10	7.62	0.1	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-680-53-00	RR	RR10	3.54	0.1	1	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
025-100-39-00	RR	RR10	10.21	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Weaverville
025-100-38-00	RR	RR10	10.21	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Weaverville
024-640-07-00	RR	RR10	7.33	0.1	1	1	No Municipal Service Provider	No Municipal Service Provider	No	Weaverville
024-680-60-00	RR	RR10	21.74	0.1	2	1	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-010-37-00	RR	RR10	22.30	0.1	2	1	No Municipal Service Provider	No Municipal Service Provider	No	Weaverville
Weavervile LD Subtotal			**697.50**			**240**				

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
001-011-34-00	SF-H	R1	0.90	7.26	7	4	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-012-05-00	SF-H	R1	0.49	7.26	4	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-031-29-00	SF-H	R1	0.11	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-031-30-00	SF-H	R1	0.12	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-040-58-00	SF-H	R1	0.17	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-051-23-00	SF-H	R1	0.36	7.26	3	1	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
001-053-13-00	SF-H	R1	0.33	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-070-28-00	SF-H	R1	0.53	7.26	4	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-070-29-00	SF-H	R1	0.62	7.26	5	3	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-090-12-00	SF-H	R1	1.42	7.26	10	7	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-090-33-00	SF-H	R1	1.11	7.26	8	5	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-111-08-00	SF-H	R1	0.27	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-190-28-00	SF-H	R1	0.53	7.26	4	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-190-29-00	SF-H	R1	0.50	7.26	4	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-230-15-00	SF-H	R1	0.39	7.26	3	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-240-06-00	SF-H	R1	0.19	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-240-10-00	SF-H	R1	0.18	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-240-14-00	SF-H	R1	0.19	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-250-17-00	SF-H	R1	0.20	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-250-23-00	SF-H	R1	6.57	7.26	48	33	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-250-26-00	SF-H	R1	0.26	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-250-27-00	SF-H	R1	0.26	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-050-12-00	SF-H	R1	0.71	7.26	5	3	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-050-24-00	SF-H	R1	1.73	7.26	13	8	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-050-28-00	SF-H	R1	0.19	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-060-19-00	SF-H	R1	27.99	7.26	203	142	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
002-060-20-00	SF-H	R1	4.66	7.26	34	23	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-100-22-00	SF-H	R1	0.10	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
002-110-17-00	SF-H	R1	0.35	7.26	3	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-110-34-00	SF-H	R1	0.21	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-110-48-00	SF-H	R1	0.67	7.26	5	3	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
002-110-55-00	SF-H	R1	0.80	7.26	6	4	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
002-120-26-00	SF-H	R1	0.12	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-140-23-00	SF-H	R1	0.14	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-050-22-00	SF-H	R1	4.66	7.26	34	23	Weaverville Community Services District	No Municipal Service Provider	Yes	Weaverville
024-140-01-00	SF-H	R1	0.63	7.26	5	3	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
024-140-03-00	SF-H	R1	0.83	7.26	6	4	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
024-140-24-00	SF-H	R1	0.23	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-150-29-00	SF-H	R1	0.31	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
024-150-31-00	SF-H	R1	0.10	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-150-48-00	SF-H	R1	0.25	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-160-02-00	SF-H	R1	0.60	7.26	4	3	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-160-03-00	SF-H	R1	0.69	7.26	5	3	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-160-04-00	SF-H	R1	0.49	7.26	4	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-220-03-00	SF-H	R1	1.00	7.26	7	5	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
024-380-29-00	SF-H	R1	0.33	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-450-19-00	SF-H	R1	0.13	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
024-450-20-00	SF-H	R1	0.30	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
024-450-22-00	SF-H	R1	0.29	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
024-450-23-00	SF-H	R1	0.29	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
024-450-24-00	SF-H	R1	0.29	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
024-450-25-00	SF-H	R1	0.29	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
024-450-26-00	SF-H	R1	0.29	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
024-450-29-00	SF-H	R1	0.15	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
024-450-30-00	SF-H	R1	0.09	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
024-450-31-00	SF-H	R1	0.14	7.26	1	1	Weaverville Community Services District	No Municipal Service Provider	Yes	Weaverville
024-450-32-00	SF-H	R1	0.14	7.26	1	1	Weaverville Community Services District	No Municipal Service Provider	Yes	Weaverville
024-450-33-00	SF-H	R1	0.14	7.26	1	1	Weaverville Community Services District	No Municipal Service Provider	Yes	Weaverville
024-450-34-00	SF-H	R1	0.14	7.26	1	1	Weaverville Community Services District	No Municipal Service Provider	Yes	Weaverville
024-450-35-00	SF-H	R1	0.14	7.26	1	1	Weaverville Community Services District	No Municipal Service Provider	Yes	Weaverville
024-460-30-00	SF-H	R1	0.19	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-480-01-00	SF-H	R1	0.34	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-480-26-00	SF-H	R1	0.28	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-490-01-00	SF-H	R1	0.18	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-490-10-00	SF-H	R1	0.21	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-490-13-00	SF-H	R1	0.20	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-490-29-00	SF-H	R1	0.31	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-490-37-00	SF-H	R1	0.51	7.26	4	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-490-46-00	SF-H	R1	0.25	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-490-47-00	SF-H	R1	0.05	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-510-26-00	SF-H	R1	1.07	7.26	8	5	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-580-15-00	SF-H	R1	0.64	7.26	5	3	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-580-16-00	SF-H	R1	0.78	7.26	6	3	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-580-21-00	SF-H	R1	0.47	7.26	3	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-580-24-00	SF-H	R1	0.48	7.26	3	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-580-25-00	SF-H	R1	0.64	7.26	5	3	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-600-20-00	SF-H	R1	0.44	7.26	3	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-610-10-00	SF-H	R1	0.16	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-610-11-00	SF-H	R1	0.16	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-610-15-00	SF-H	R1	0.17	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-610-18-00	SF-H	R1	0.18	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-610-20-00	SF-H	R1	0.17	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-610-25-00	SF-H	R1	0.17	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-610-26-00	SF-H	R1	0.17	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-610-30-00	SF-H	R1	4.00	7.26	29	20	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-620-05-00	SF-H	R1	0.60	7.26	4	3	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-620-11-00	SF-H	R1	1.95	7.26	14	9	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-100-36-00	SF-H	R1	0.28	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
001-230-02-00	SF-H	R1	0.14	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-150-14-00	SF-H	R1	0.58	7.26	4	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
024-460-24-00	SF-H	R1	0.19	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-230-13-00	SF-H	R1	0.17	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-053-03-00	SF-H	R1	0.14	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-460-44-00	SF-H	R1	0.26	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-460-05-00	SF-H	R1	0.30	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-460-35-00	SF-H	R1	0.19	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-230-10-00	SF-H	R1	0.22	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-190-30-00	SF-H	R1	0.59	7.26	4	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-112-23-00	SF-H	R1	0.92	7.26	7	4	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
024-460-37-00	SF-H	R1	0.29	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-120-68-00	SF-H	R1	0.42	7.26	3	2	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
002-090-18-00	SF-H	R1	0.72	7.26	5	3	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-050-09-00	SF-H	R1	0.38	7.26	3	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-140-06-00	SF-H	R1	0.09	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-050-29-00	SF-H	R1	0.21	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-460-15-00	SF-H	R1	0.25	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-460-18-00	SF-H	R1	0.19	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-120-75-00	SF-H	R1	1.30	7.26	9	6	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
002-040-07-00	SF-H	R1	0.20	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-460-16-00	SF-H	R1	0.20	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-460-10-00	SF-H	R1	0.22	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-050-16-00	SF-H	R1	0.35	7.26	3	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-040-18-00	SF-H	R1	0.14	7.26	1	1	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
002-120-51-00	SF-H	R1	0.24	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-250-01-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-250-02-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-250-03-00	SF-L	R1A	5.00	7.26	36	25	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-250-04-00	SF-L	R1A	5.00	7.26	36	25	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-250-05-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-250-06-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-250-07-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-250-08-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-250-09-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-250-10-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-250-11-00	SF-L	R1A	5.00	7.26	36	25	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-250-13-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-250-14-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-01-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-02-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-03-00	SF-L	R1A	5.00	7.26	36	25	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-04-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-06-00	SF-L	R1A	5.00	7.26	36	25	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-07-00	SF-L	R1A	5.00	7.26	36	25	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-08-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-09-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
024-260-10-00	SF-L	R1A	5.00	7.26	36	25	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-11-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-12-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-13-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-14-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-15-00	SF-L	R1A	5.00	7.26	36	25	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-16-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-17-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-18-00	SF-L	R1A	5.00	7.26	36	25	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-20-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-21-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-23-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-24-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-26-00	SF-L	R1A	1.25	7.26	9	6	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-260-27-00	SF-L	R1A	1.25	7.26	9	6	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-370-12-00	SF-L	R1A	4.40	7.26	32	22	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
024-370-32-00	SF-L	R1A	2.34	7.26	17	11	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-370-33-00	SF-L	R1A	2.72	7.26	20	13	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-370-28-00	SF-L	R1A	0.50	7.26	4	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-370-31-00	SF-L	R1A	0.43	7.26	3	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-400-03-00	SF-L	R1A	19.87	7.26	144	100	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-430-04-00	SF-L	R1A	4.61	7.26	33	23	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-430-09-00	SF-L	R1A	0.31	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-430-10-00	SF-L	R1A	1.40	7.26	10	7	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-430-26-00	SF-L	R1A	0.25	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-430-32-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-430-37-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-430-40-00	SF-L	R1A	0.22	7.26	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-430-41-00	SF-L	R1A	0.68	7.26	5	3	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-430-43-00	SF-L	R1A	0.40	7.26	3	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-430-47-00	SF-L	R1A	5.00	7.26	36	25	Weaverville Community Services District	No Municipal Service Provider	No	Weaverville
024-430-49-00	SF-L	R1A	2.36	7.26	17	11	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-430-54-00	SF-L	R1A	0.41	7.26	3	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-430-66-00	SF-L	R1A	0.45	7.26	3	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-430-69-00	SF-L	R1A	0.35	7.26	3	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-430-81-00	SF-L	R1A	0.50	7.26	4	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-500-26-00	SF-L	R1A	0.57	7.26	4	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-500-27-00	SF-L	R1A	0.86	7.26	6	4	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-500-34-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-500-35-00	SF-L	R1A	2.50	7.26	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-500-36-00	SF-L	R1A	5.00	7.26	36	25	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-500-37-00	SF-L	R1A	5.00	7.26	36	25	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-510-42-00	SF-L	R1A	4.42	7.26	32	22	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-510-75-00	SF-L	R1A	1.79	7.26	13	9	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-510-02-00	SF-L	R1A	4.98	7.26	36	25	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville

APN	General Plan	Zoning	Acres	Maximum Allowed Density	Maximum Units	Realistic Unit Capacity (70%)	Water Provider	Sewer Provider	Flood Zone?	County Planning Area
002-120-27-00	C	MHP	0.52	9.68	5	3	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
Weaverville MD Subtotal			**280.60**			**1365**				
001-012-05-00	MF-M	R2	0.49	14.52	7	4	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-070-24-00	MF-M	R2	0.17	14.52	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-090-33-00	MF-M	R2	1.11	14.52	16	11	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-100-41-00	MF-M	R2	0.81	14.52	12	8	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-100-59-00	MF-M	R2	0.22	14.52	3	2	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-172-01-00	MF-M	R2	0.07	14.52	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-182-08-00	MF-M	R2	0.37	14.52	5	3	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-182-13-00	MF-M	R2	0.75	14.52	11	7	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-440-19-00	MF-M	R2	0.84	14.52	12	8	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-500-75-00	MF-M	R2	0.16	14.52	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-510-05-00	MF-M	R2	0.76	14.52	11	7	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-510-21-00	MF-M	R2	0.39	14.52	6	3	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-100-60-00	MF-M	R2	1.43	14.52	21	14	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
001-200-17-00	MF-M	R2	0.08	14.52	1	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-200-15-00	MF-M	R2	0.13	14.52	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-100-46-00	MF-M	R2	0.11	14.52	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-200-46-00	MF-M	R2	0.12	14.52	2	1	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-080-04-00	MF-H	R3	2.21	21.78	48	33	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-090-33-00	MF-H	R3	1.11	21.78	24	16	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-100-19-00	MF-H	R3	0.47	21.78	10	7	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-100-64-00	MF-H	R3	0.44	21.78	10	6	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-100-65-00	MF-H	R3	0.37	21.78	8	5	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
001-100-52-00	MF-H	R3	0.40	21.78	9	6	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-090-42-00	MF-H	R3	0.50	21.78	11	7	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-100-44-00	MF-H	R3	0.13	21.78	3	1	Weaverville Community Services District	Weaverville Sanitary District	Yes	Weaverville
024-390-33-00	MF-H	R3	0.35	21.78	8	5	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-510-94-00	MF-H	R3	0.37	21.78	8	5	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-510-95-00	MF-H	R3	0.37	21.78	8	5	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-610-04-00	MF-H	R3	0.51	21.78	11	7	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-610-28-00	MF-H	R3	0.99	21.78	22	15	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
024-610-30-00	MF-H	R3	4.00	21.78	87	60	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-090-02-00	MF-H	R3	0.84	21.78	18	12	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
002-080-47-00	MF-H	R3	0.29	21.78	6	4	Weaverville Community Services District	Weaverville Sanitary District	No	Weaverville
Weaverville HD Subtotal			**21.36**			**268**				
LD Grand Total			**7,451.44**			**1,987**				
MD Grand Total			**469.00**			**2,215**				
HD Grand Total			**33.72**			**438**				
GRAND TOTAL			**7,954.16**			**4,640**				

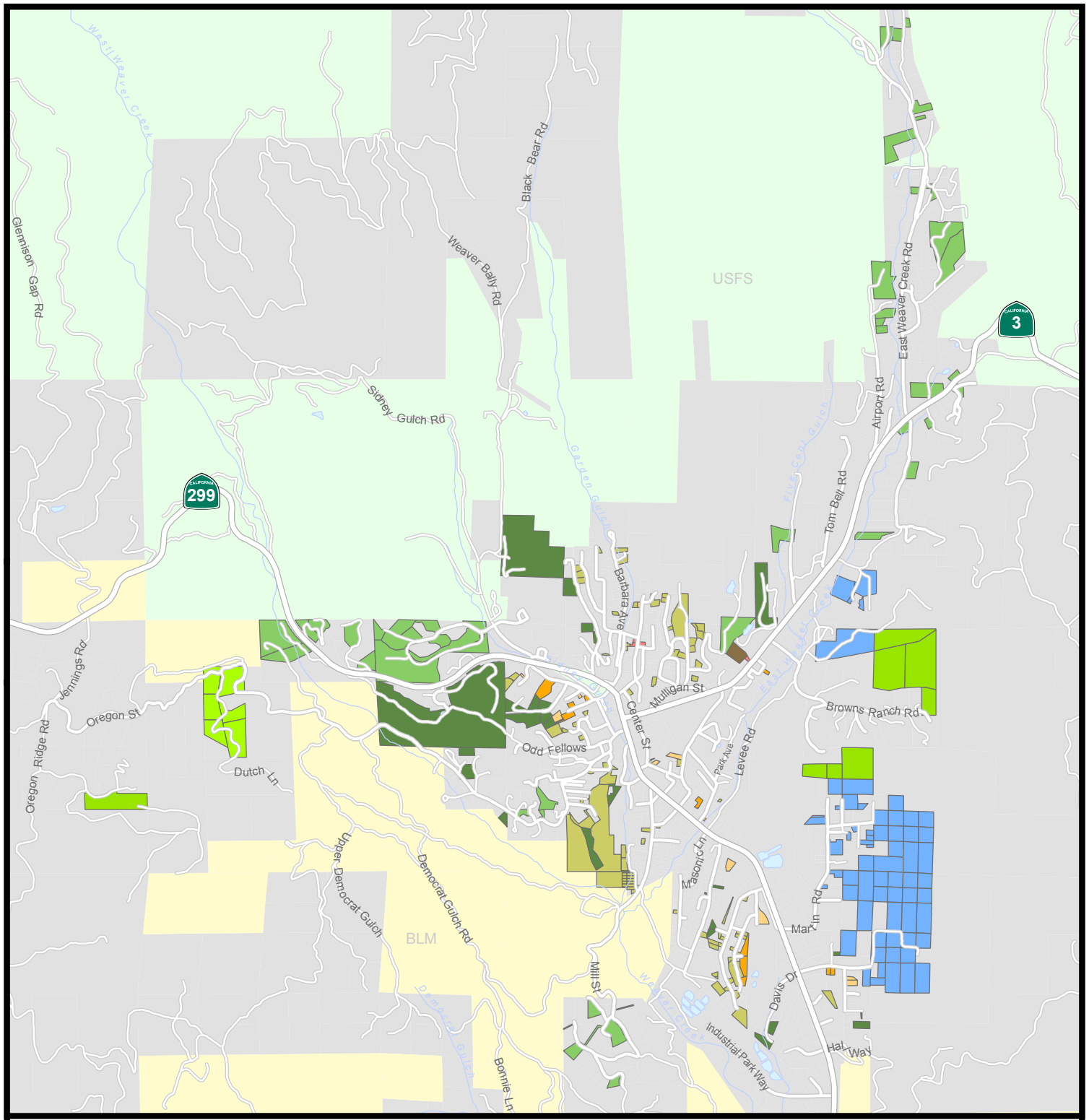


Figure 1: Weaverville Land Inventory

Zoning District

- Single Family Res. - Low Density (R1A)
- Single Family Res. - High Density (R1)
- Multi Family Res. - Med. Density (R2)
- Multi Family Res. - High Density (R3)
- Residential Office (RO)
- Rural Res. (RR)
- RR1
- RR2.5
- RR5
- RR10

N
W E
S

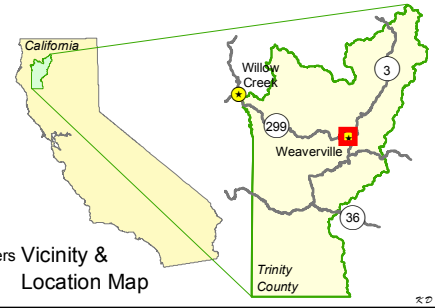
Scale: 1 = 36,000

Weaverville_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.25 0.5 0.75 1 Miles

0 0.25 0.5 0.75 1 1.25 1.5 Kilometers



Vicinity & Location Map

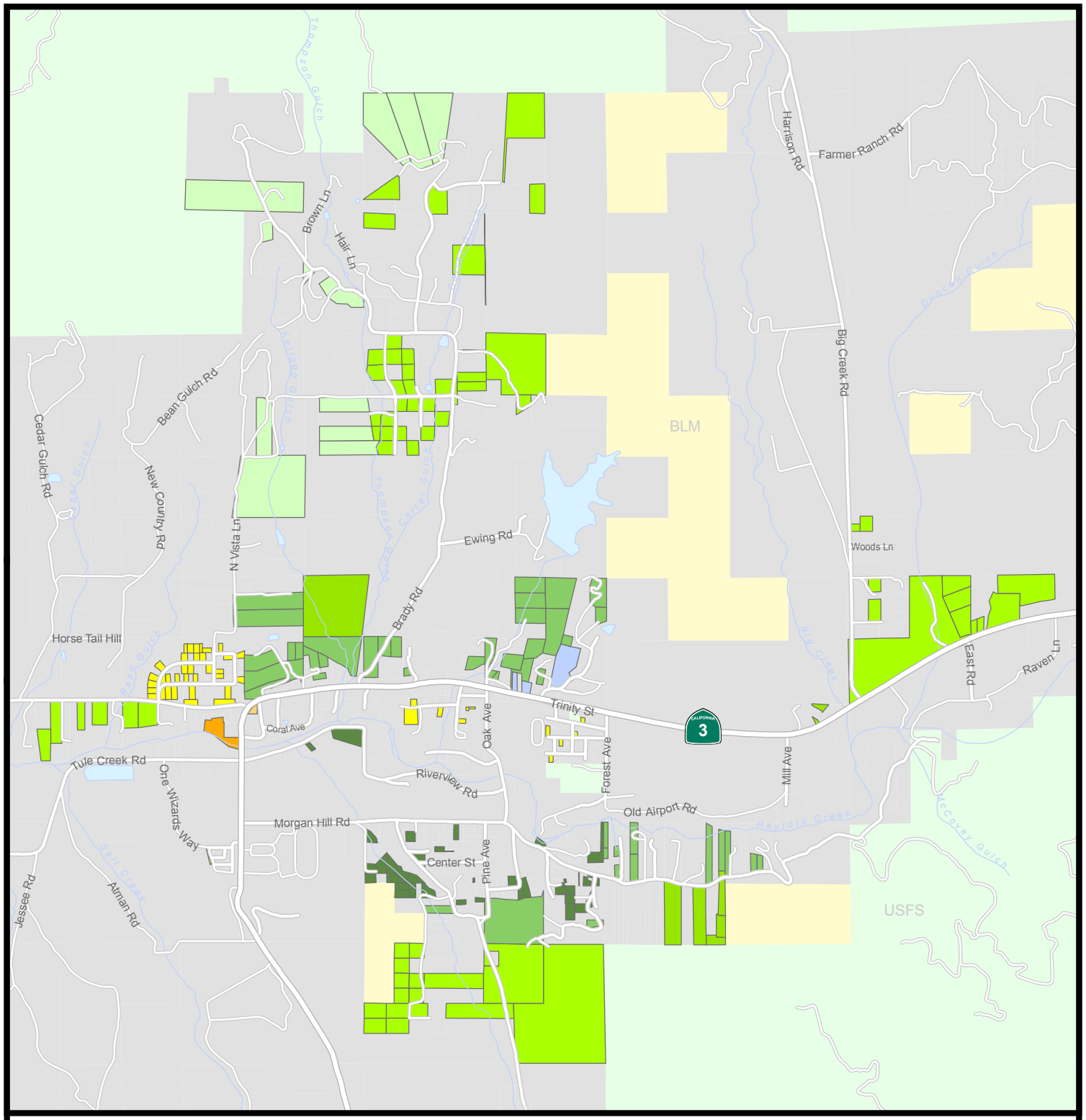


Figure 2: Hayfork Land Inventory

Zoning District

- Single Family Res. - Low Density (R1L)
- Single Family Res. - Med. Density (R1M)
- Single Family Res. - High Density (R1)
- Multi Family Res. - Med. Density (R2)
- Multi Family Res. - High Density (R3)
- Rural Res. (RR1)
- RR2.5
- RR5
- RR10
- RR20

N
W E
S

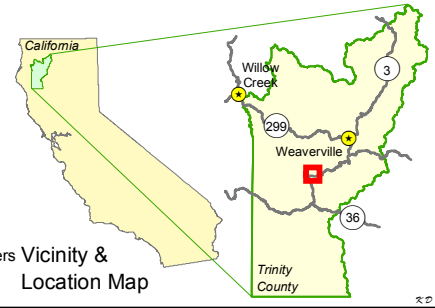
Scale: 1 = 36,000

Hayfork_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.25 0.5 0.75 1 Miles

0 0.25 0.5 0.75 1 1.25 1.5 Kilometers



Vicinity & Location Map

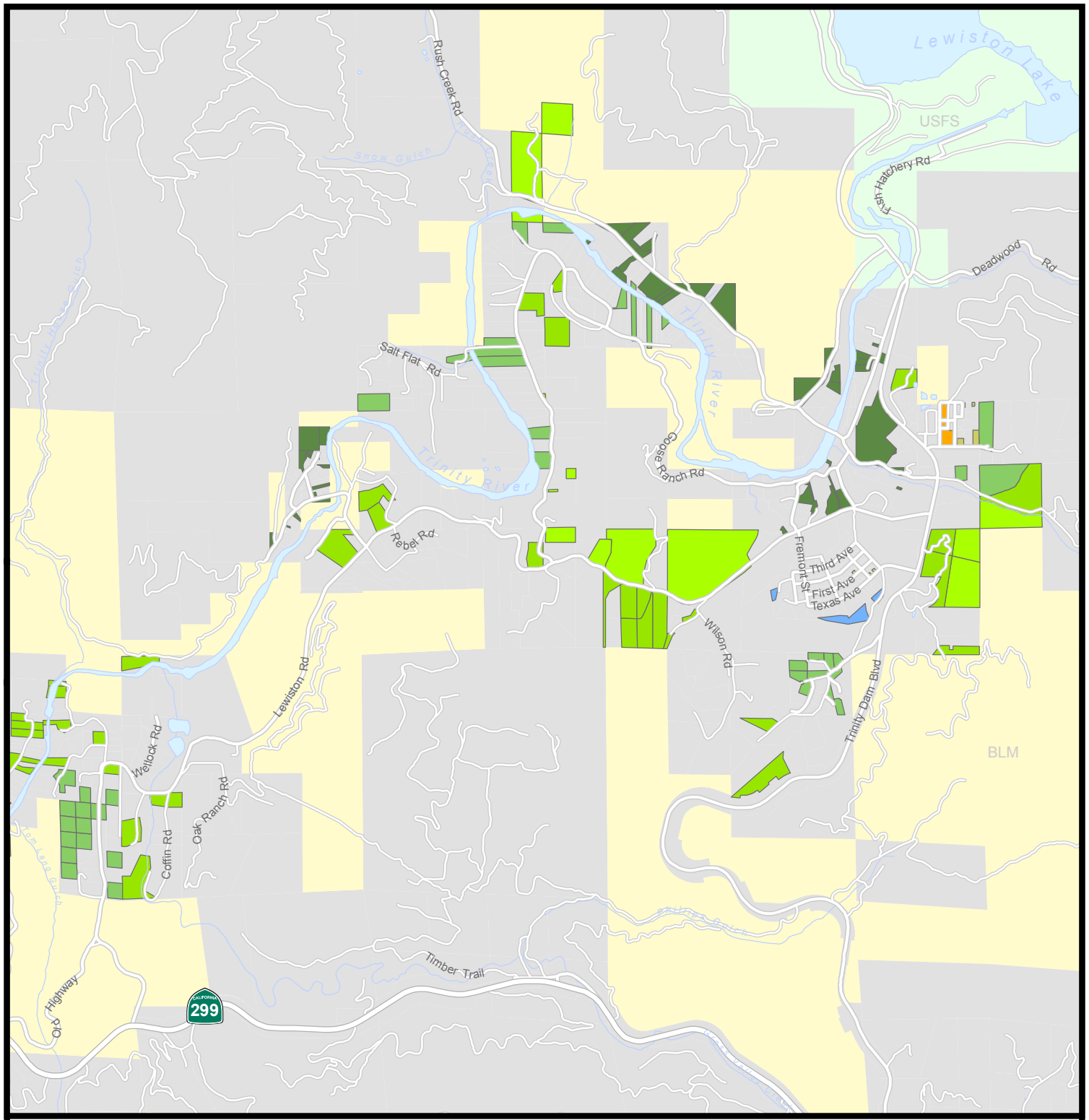


Figure 3: Lewiston Land Inventory

Zoning District

- Single Family Res. - Low Density (R1A)
- Single Family Res. - High Density (R1)
- Multi Family Res. - High Density (R3)
- Rural Res. (RR1)
- RR2.5
- RR5
- RR10

N
W E
S

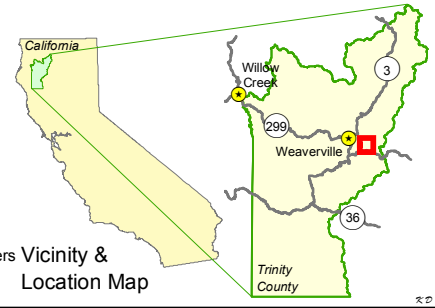
Scale: 1 = 36,000

Lewiston_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.25 0.5 0.75 1 Miles

0 0.25 0.5 0.75 1 1.25 1.5 Kilometers



Vicinity & Location Map

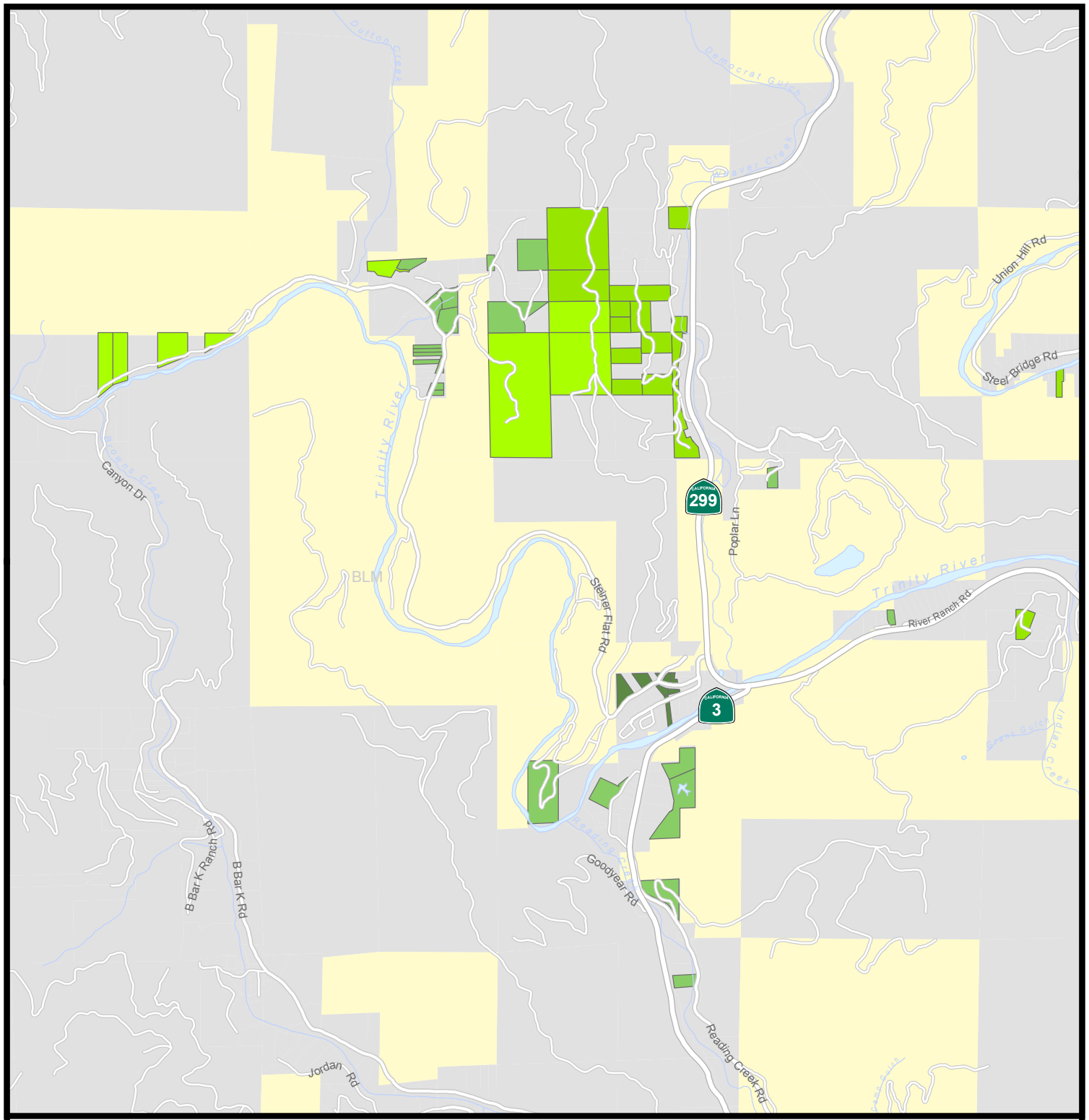


Figure 4: Douglas City Land Inventory

Zoning District

- Rural Residential (RR1)
- RR2.5
- RR5
- RR10

N
W E
S

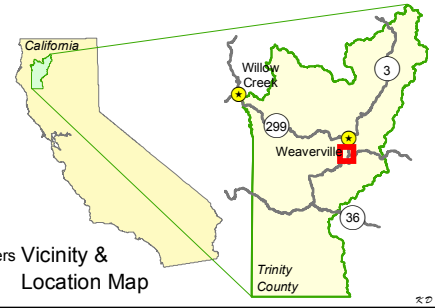
Scale: 1 = 36,000

Douglas_City1_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.25 0.5 0.75 1 Miles

0 0.25 0.5 0.75 1 1.25 1.5 Kilometers



Vicinity & Location Map

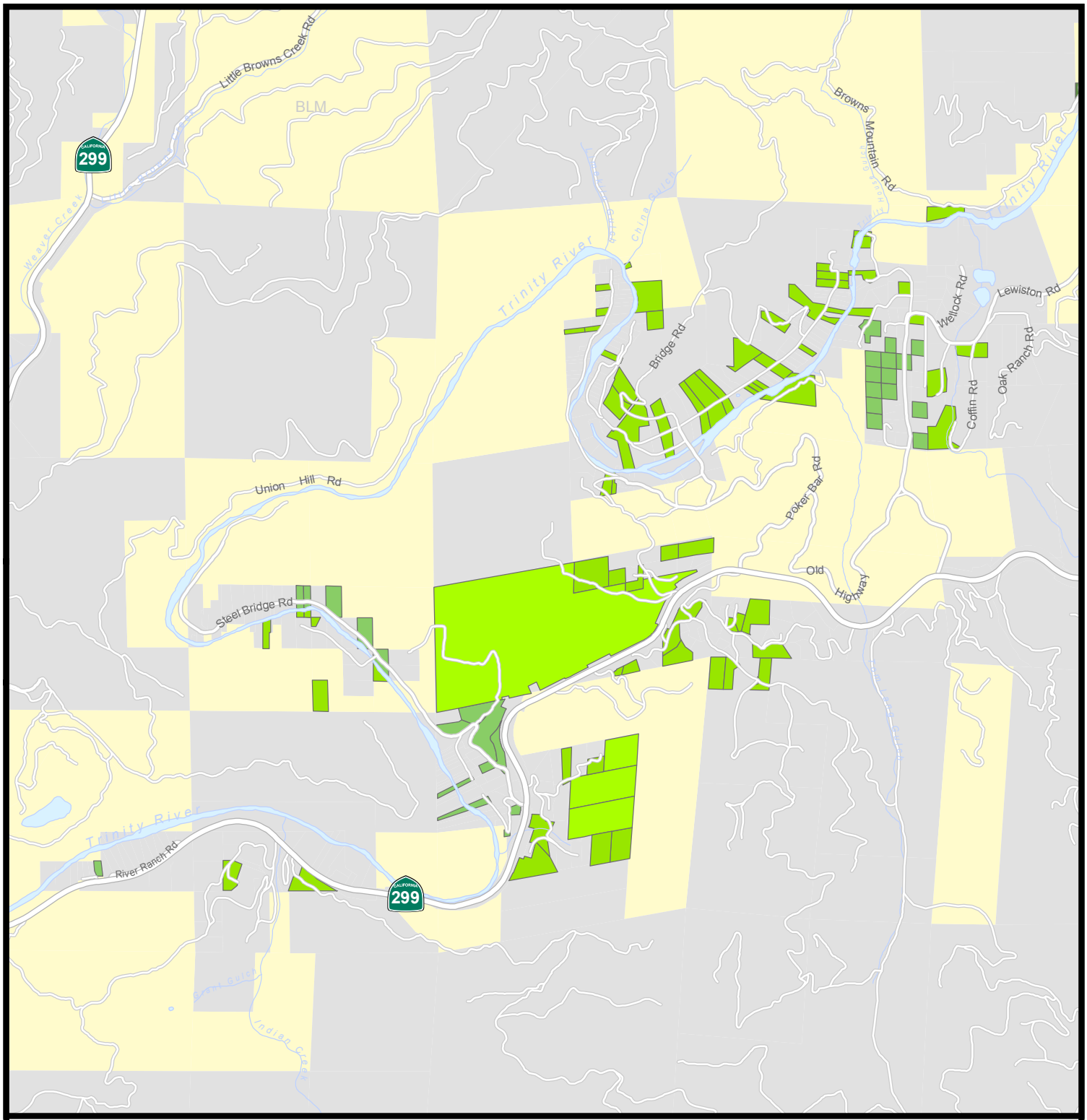


Figure 5: Douglas City Land Inventory

Zoning District

- Rural Residential (RR1)
- RR2.5
- RR5
- RR10

N
W E
S

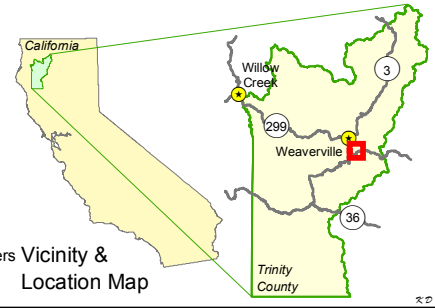
Scale: 1 = 36,000

Douglas_City2_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.25 0.5 0.75 1 Miles

0 0.25 0.5 0.75 1 1.25 1.5 Kilometers



Vicinity & Location Map

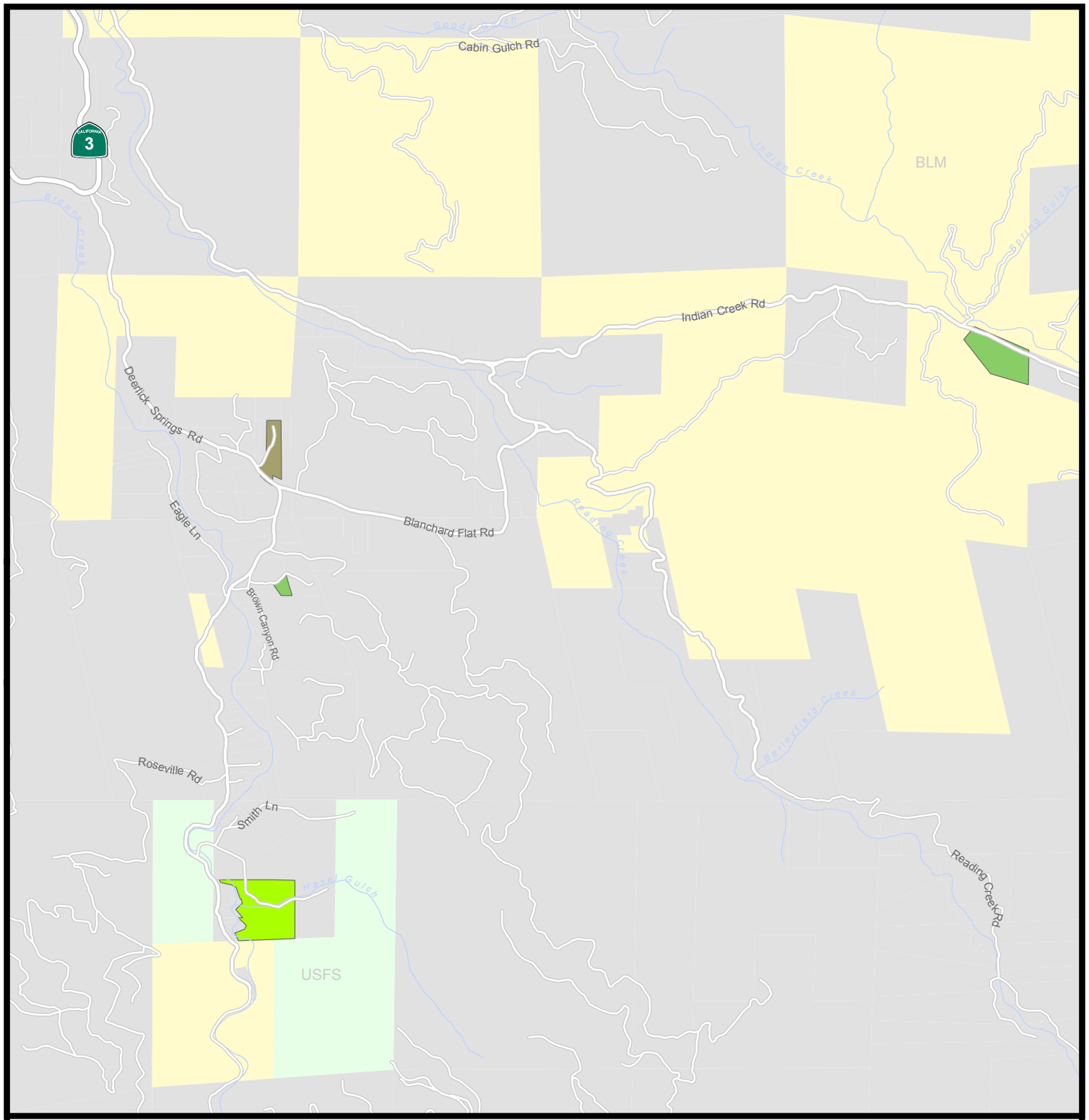


Figure 6: Douglas City Land Inventory

Zoning District

- Mobile Home Park (MHP)
- Rural Residential (RR2.5)
- RR10

N
W E
S

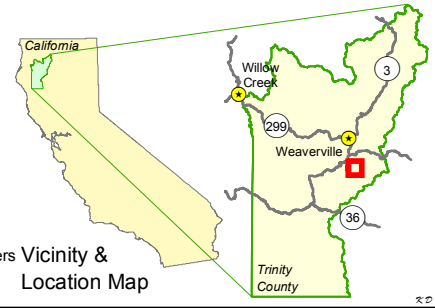
Scale: 1 = 36,000

Douglas_City3_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.25 0.5 0.75 1 Miles

0 0.25 0.5 0.75 1 1.25 1.5 Kilometers



Vicinity & Location Map

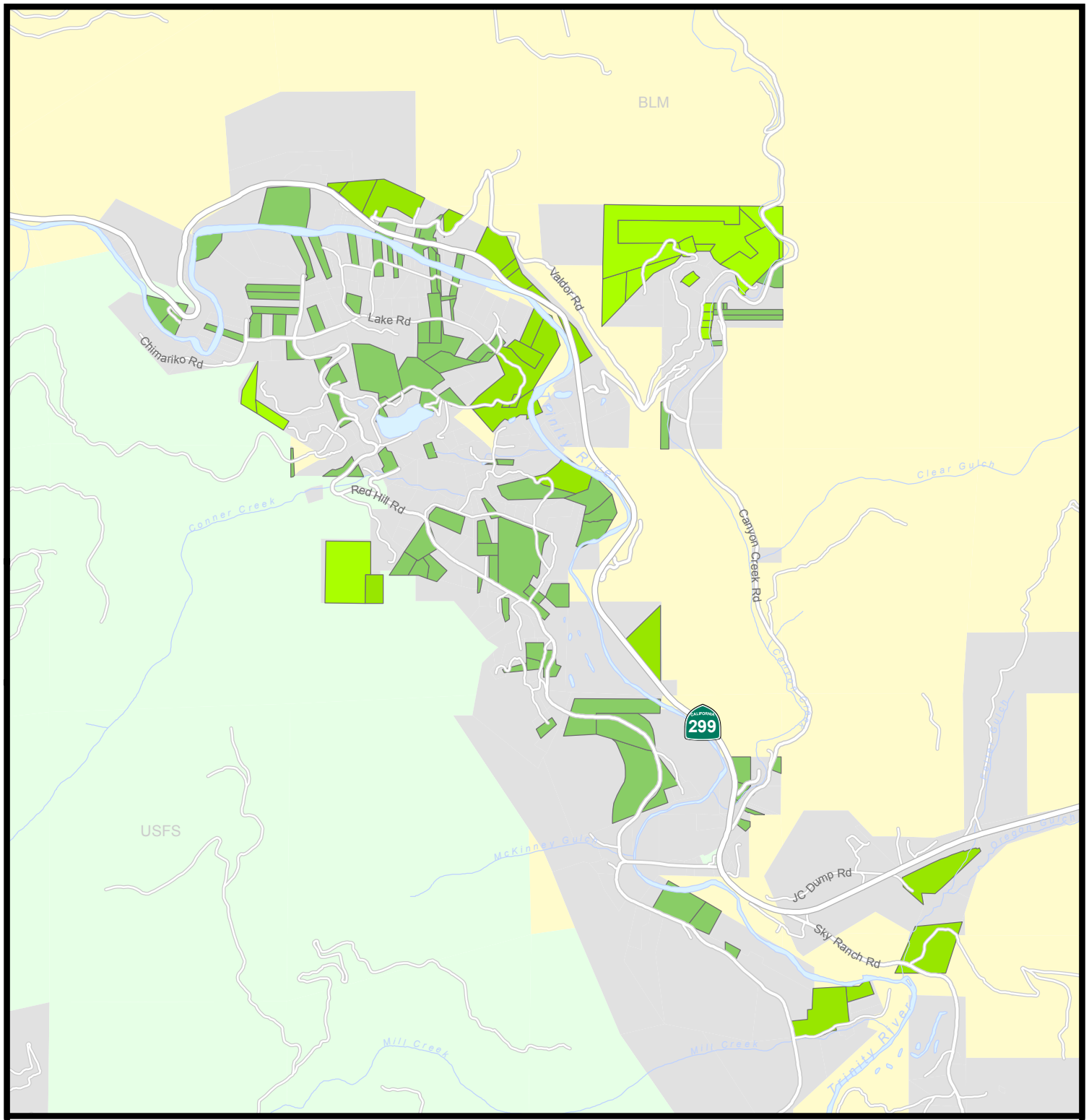


Figure 7: Junction City Land Inventory

Zoning District

- Rural Residential (RR2.5)
- RR5
- RR10

N
W E
S

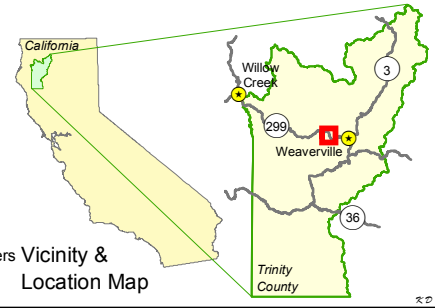
Scale: 1 = 36,000

Junction_City1_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.25 0.5 0.75 1 Miles

0 0.25 0.5 0.75 1 1.25 1.5 Kilometers



Vicinity & Location Map

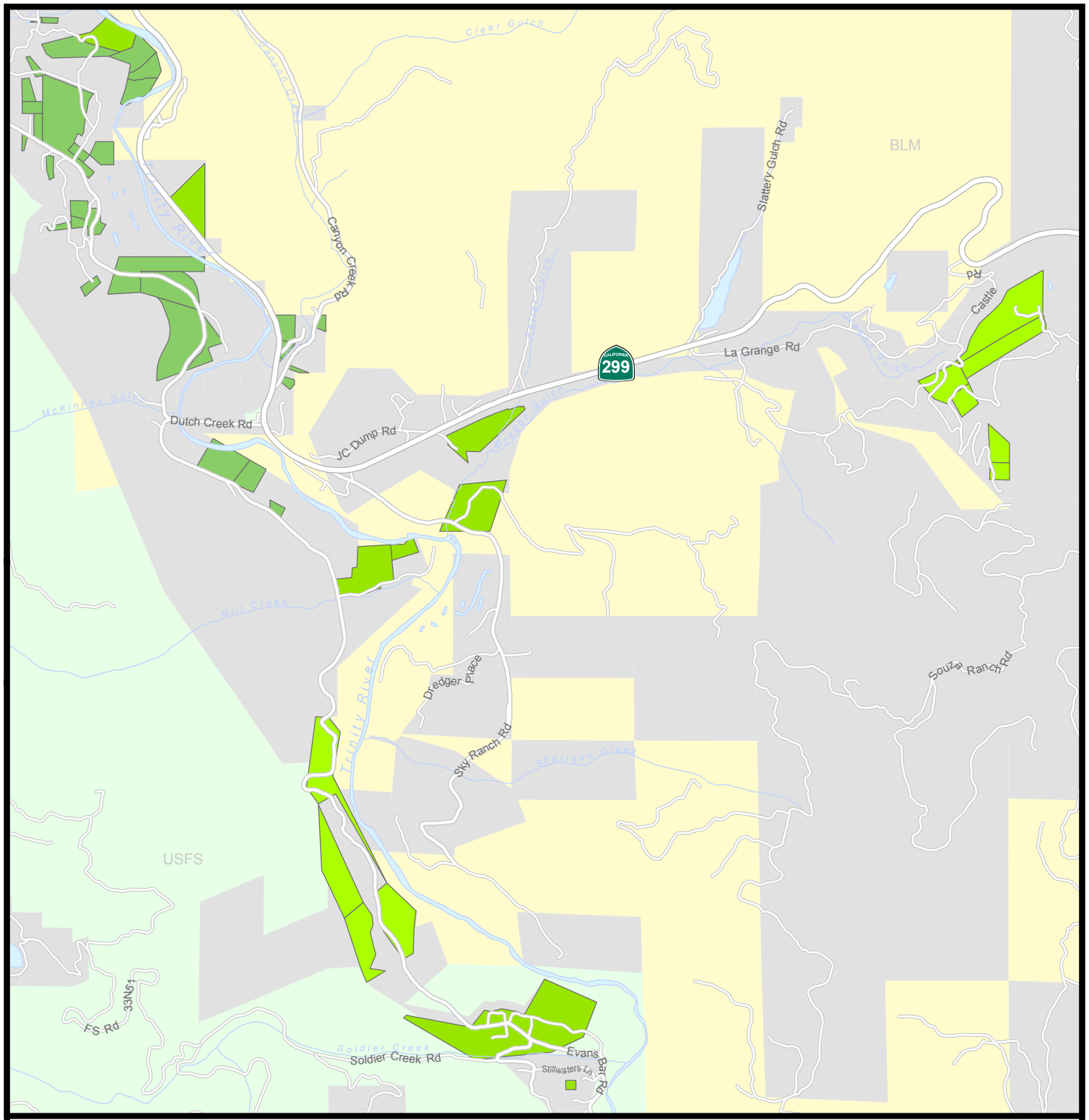


Figure 8: Junction City Land Inventory

Zoning District

- Rural Residential (RR2.5)
- RR5
- RR10

N
W E
S

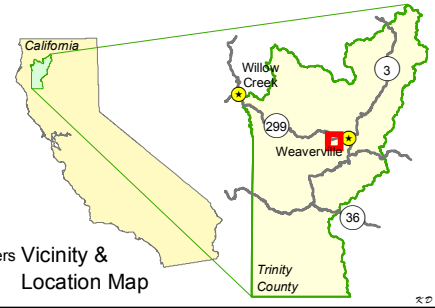
Scale: 1 = 36,000

Junction_City2_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.25 0.5 0.75 1 Miles

0 0.25 0.5 0.75 1 1.25 1.5 Kilometers



Vicinity & Location Map

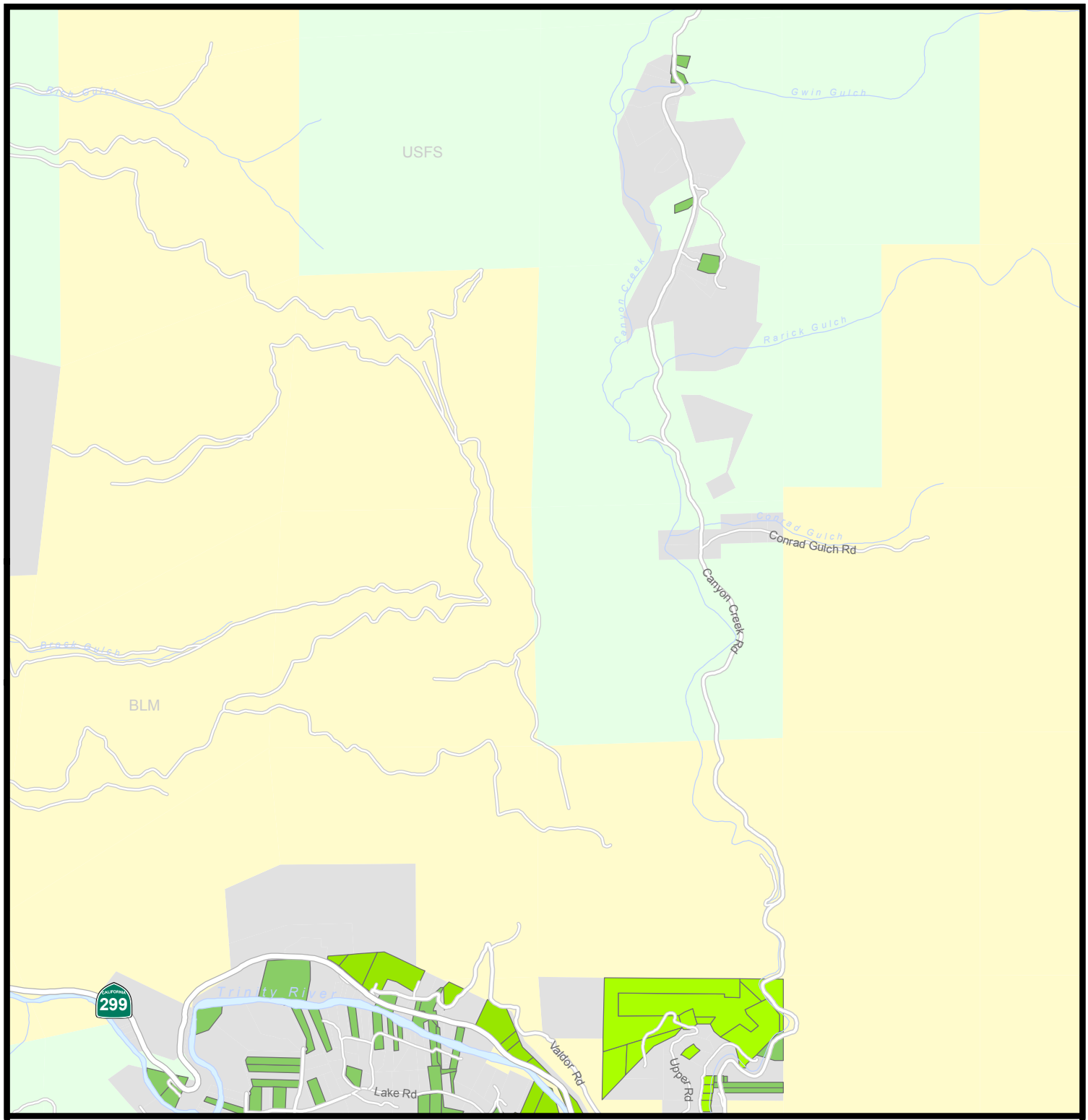


Figure 9: Junction City Land Inventory

Zoning District

- Rural Residential (RR2.5)
- RR5
- RR10

N
W E
S

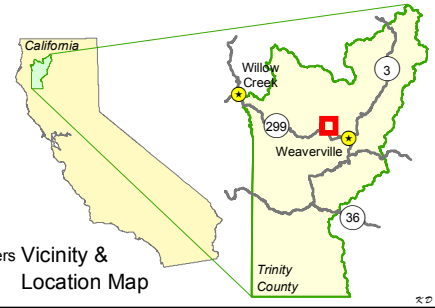
Scale: 1 = 36,000

Junction_City3_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.25 0.5 0.75 1 Miles

0 0.25 0.5 0.75 1 1.25 1.5 Kilometers



Vicinity & Location Map

RDS

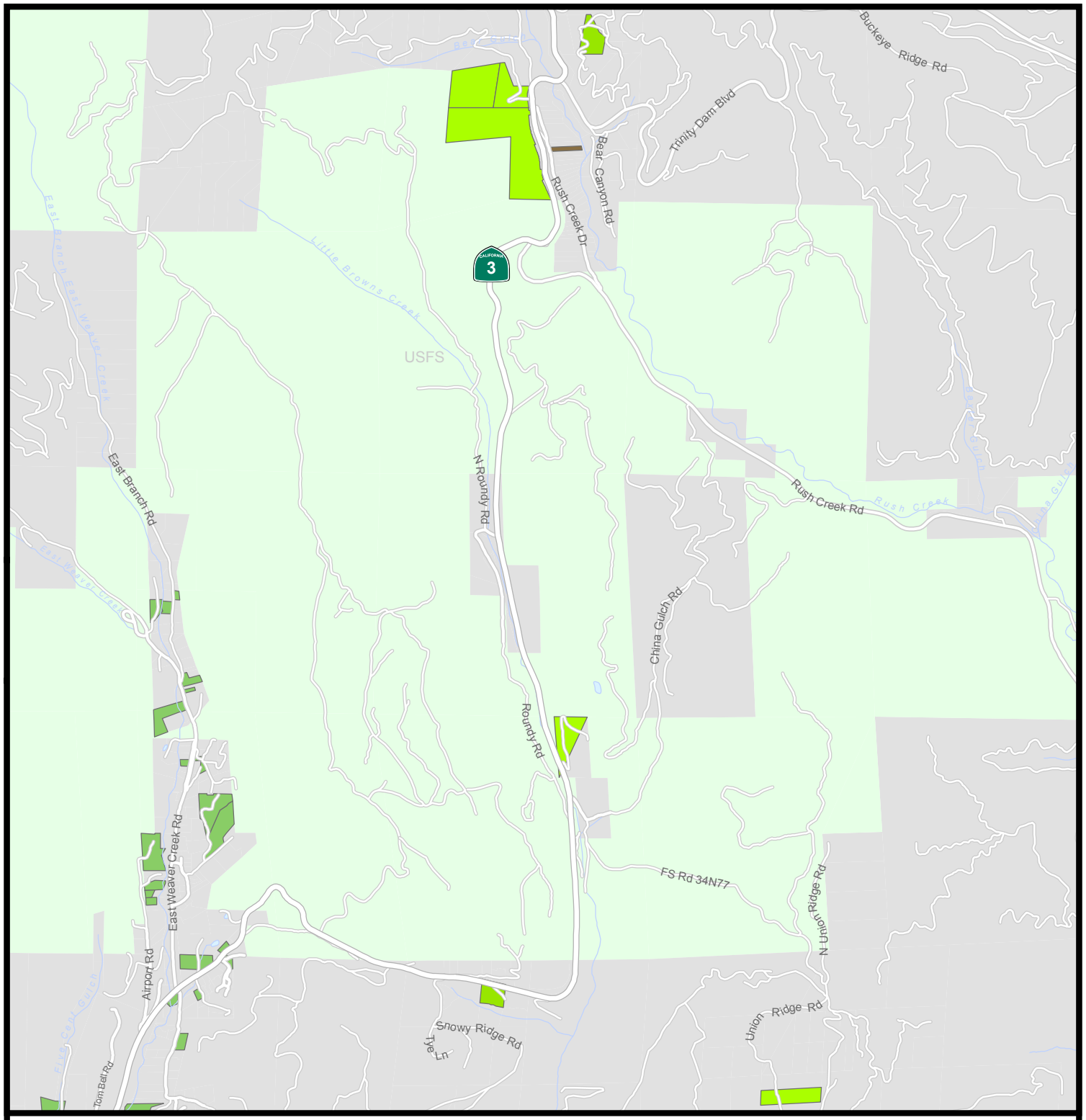


Figure 10: Weaverville Land Inventory

Zoning District

- Rural Residential (RR)
- RR2.5
- RR5
- RR10

N
W E
S

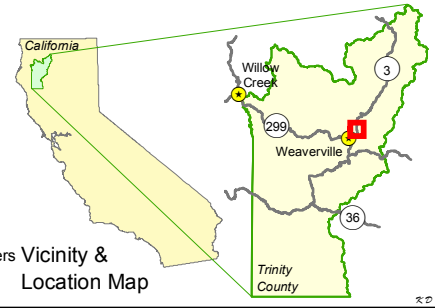
Scale: 1 = 36,000

Weaverville2_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.25 0.5 0.75 1 Miles

0 0.25 0.5 0.75 1 1.25 1.5 Kilometers



Vicinity & Location Map

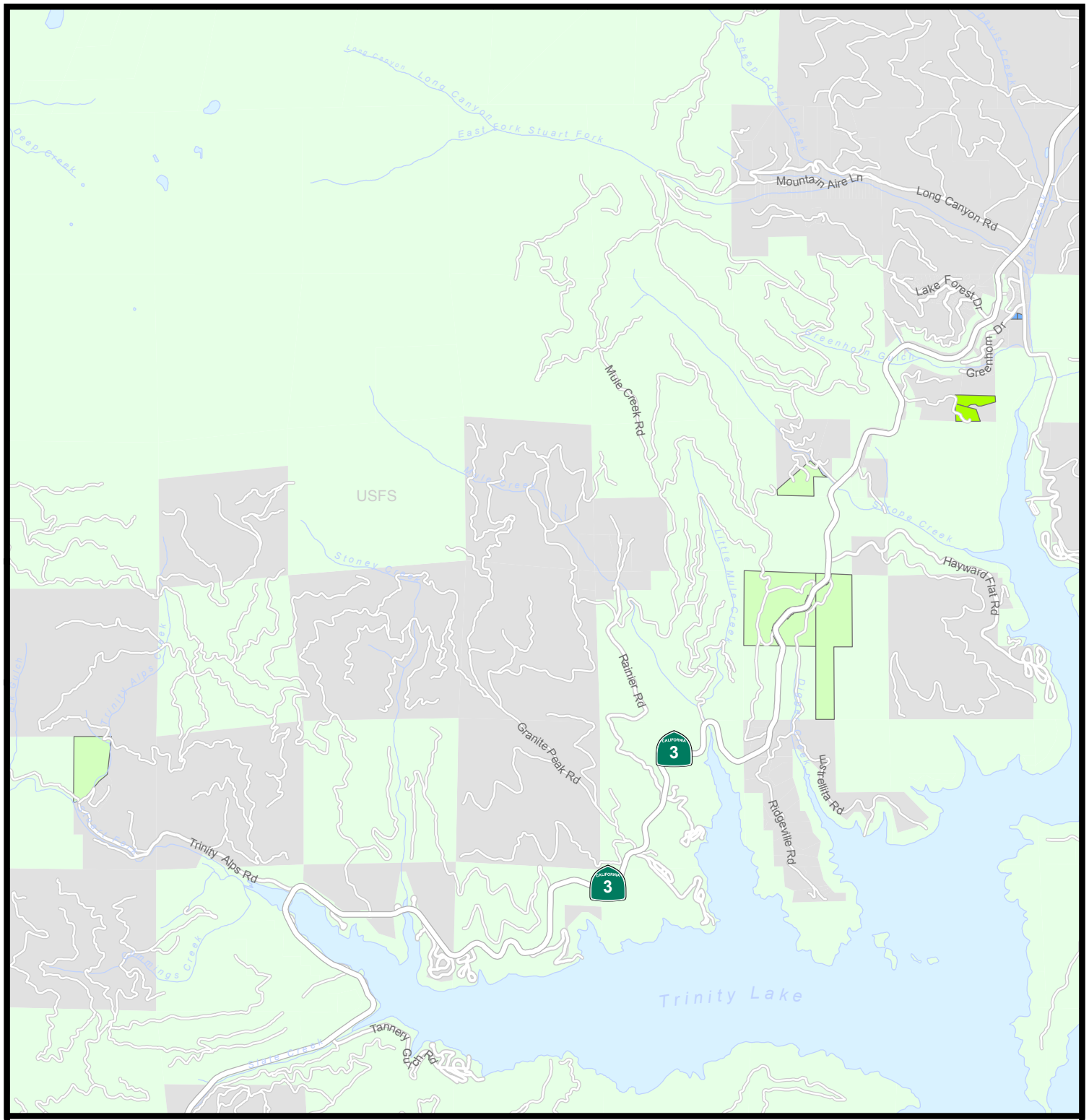


Figure 11: Minersville Land Inventory

Zoning District

- Single Family Res. - Low Density (R1A)
- Rural Residential (RR10)
- RR20

N
W E
S

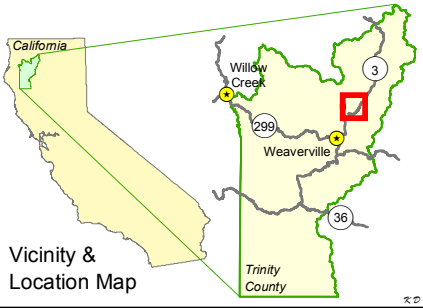
Scale: 1 = 60,000

Minersville_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.5 1 1.5 Miles

0 0.5 1 1.5 2 Kilometers



Vicinity & Location Map

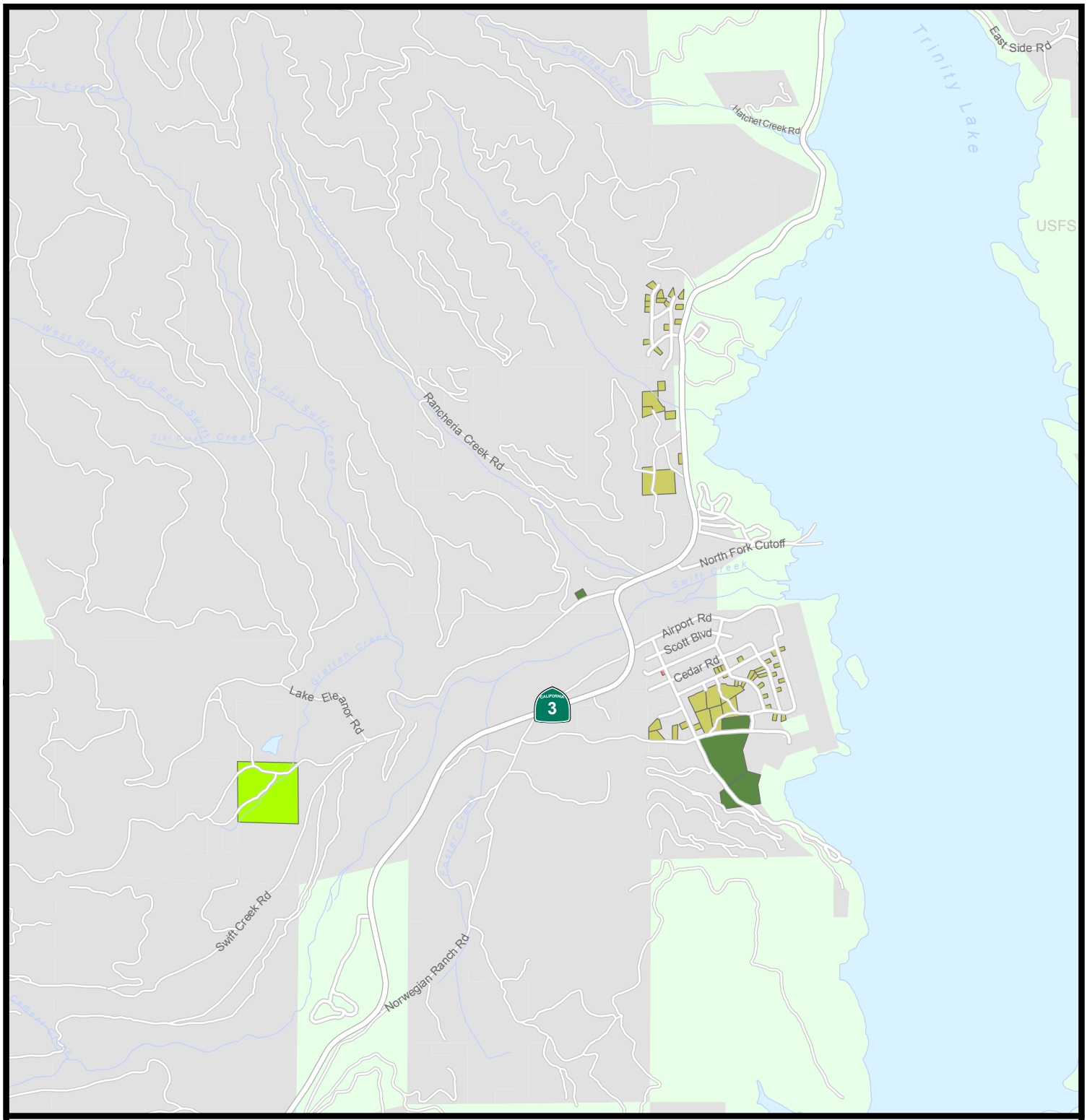


Figure 12: Trinity Center Land Inventory

Zoning District

- Single Family Res. - High Density (R1)
- Residential Office (RO)
- Rural Res. (RR1)
- RR10

N
W E
S

Scale: 1 = 36,000

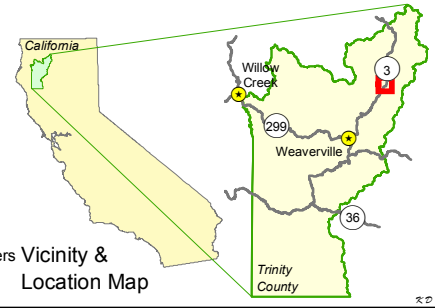
Trinity_Center_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.25 0.5 0.75 1 Miles

0 0.25 0.5 0.75 1 1.25 1.5 Kilometers

Vicinity & Location Map



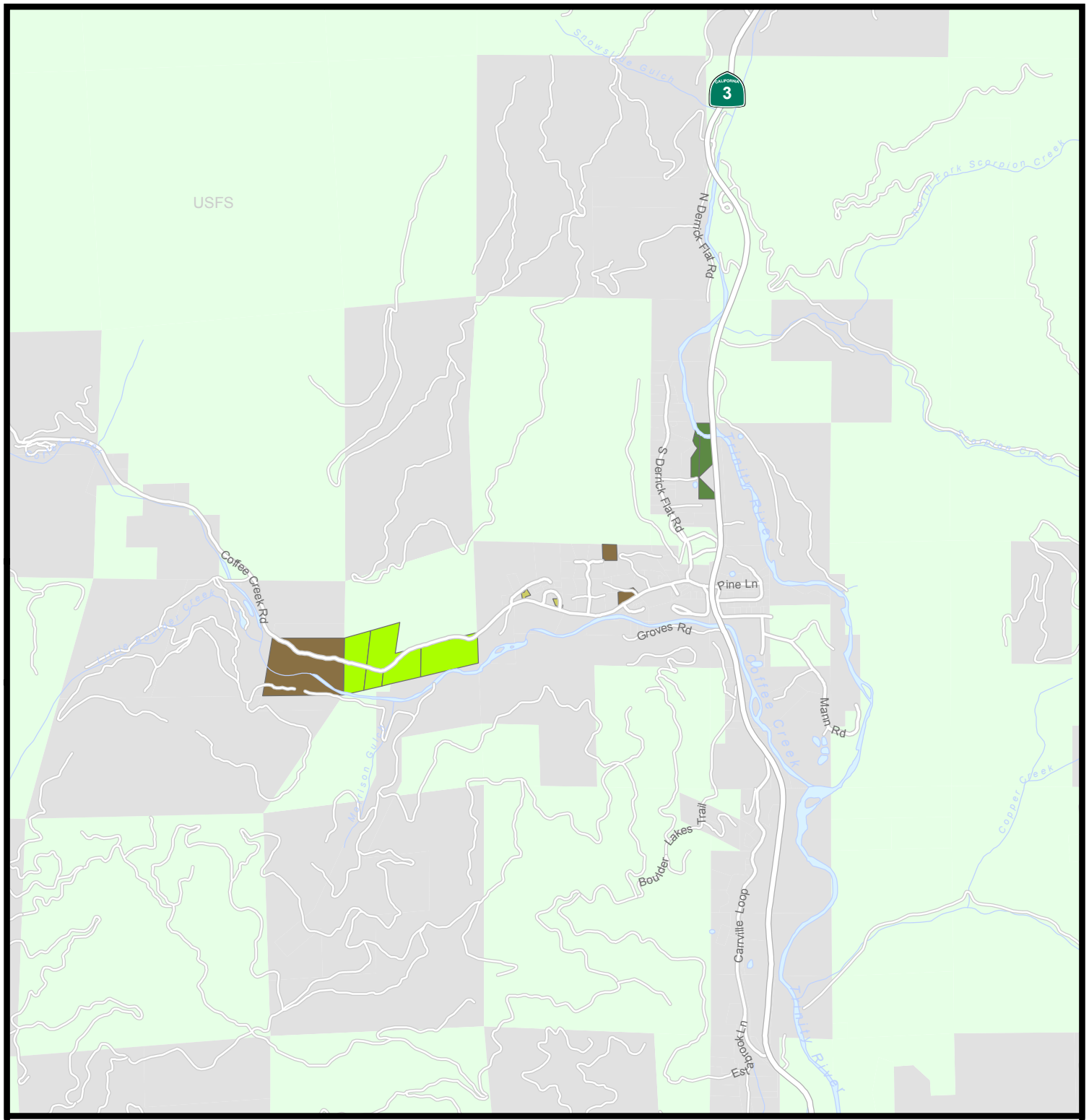


Figure 13: Coffee Creek Land Inventory

Zoning District

- Single Family Res. - High Density (R1)
- Rural Residential (RR)
- RR1
- RR10

N
W E
S

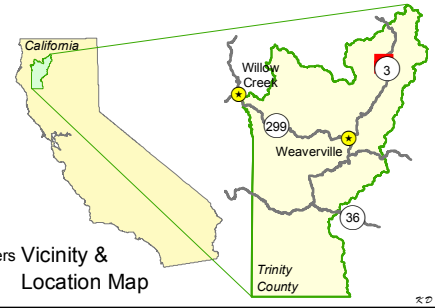
Scale: 1 = 36,000

Coffee_Creek_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.25 0.5 0.75 1 Miles

0 0.25 0.5 0.75 1 1.25 1.5 Kilometers



Vicinity & Location Map

KDS

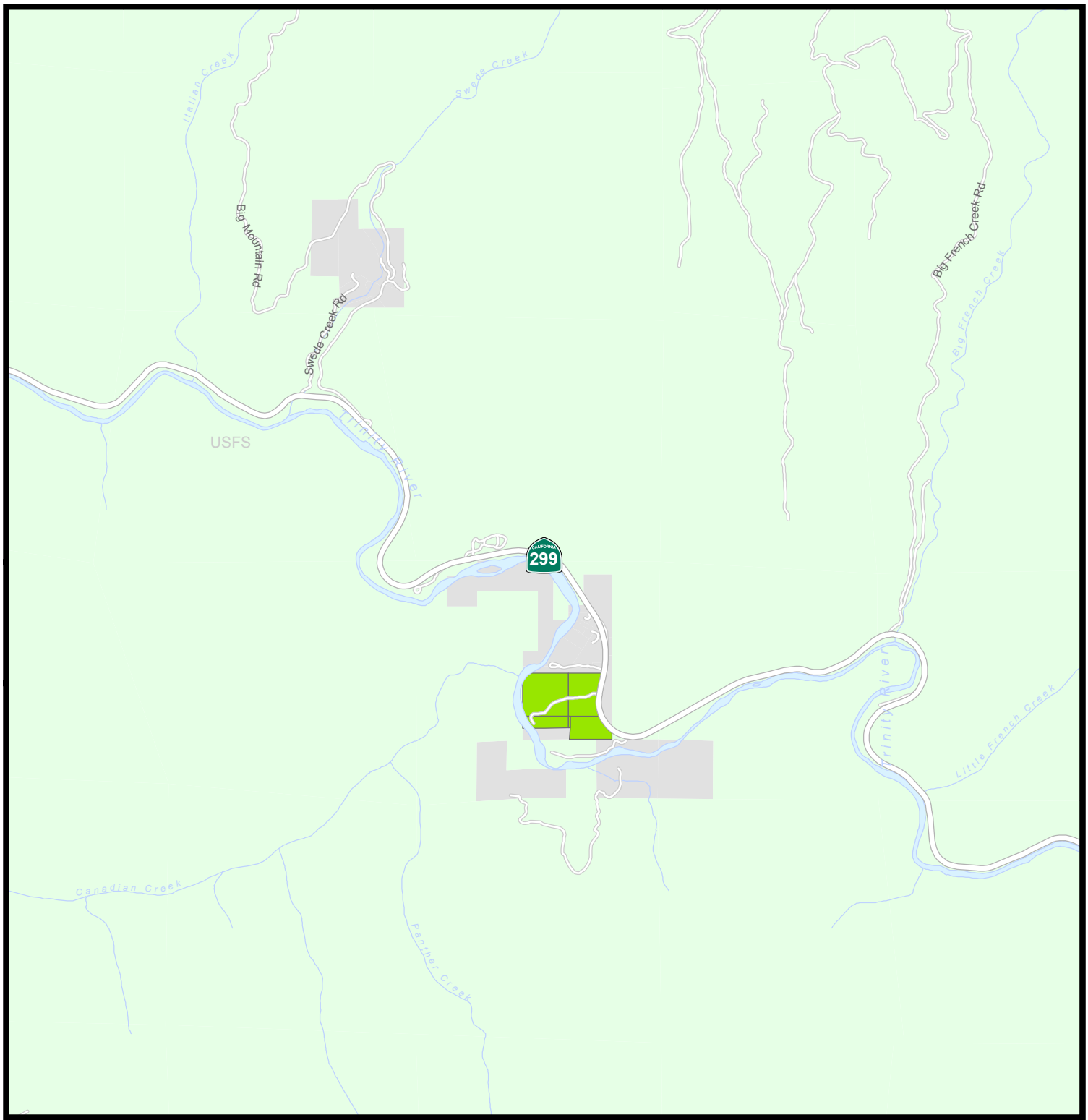


Figure 14: Del Loma Land Inventory

Zoning District

Rural Residential (RR5)

N
W E
S

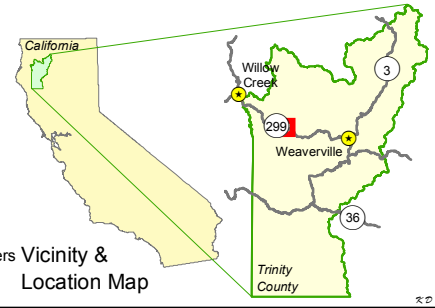
Scale: 1 = 36,000

Del_Loma_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.25 0.5 0.75 1 Miles

0 0.25 0.5 0.75 1 1.25 1.5 Kilometers



Vicinity & Location Map

RDS

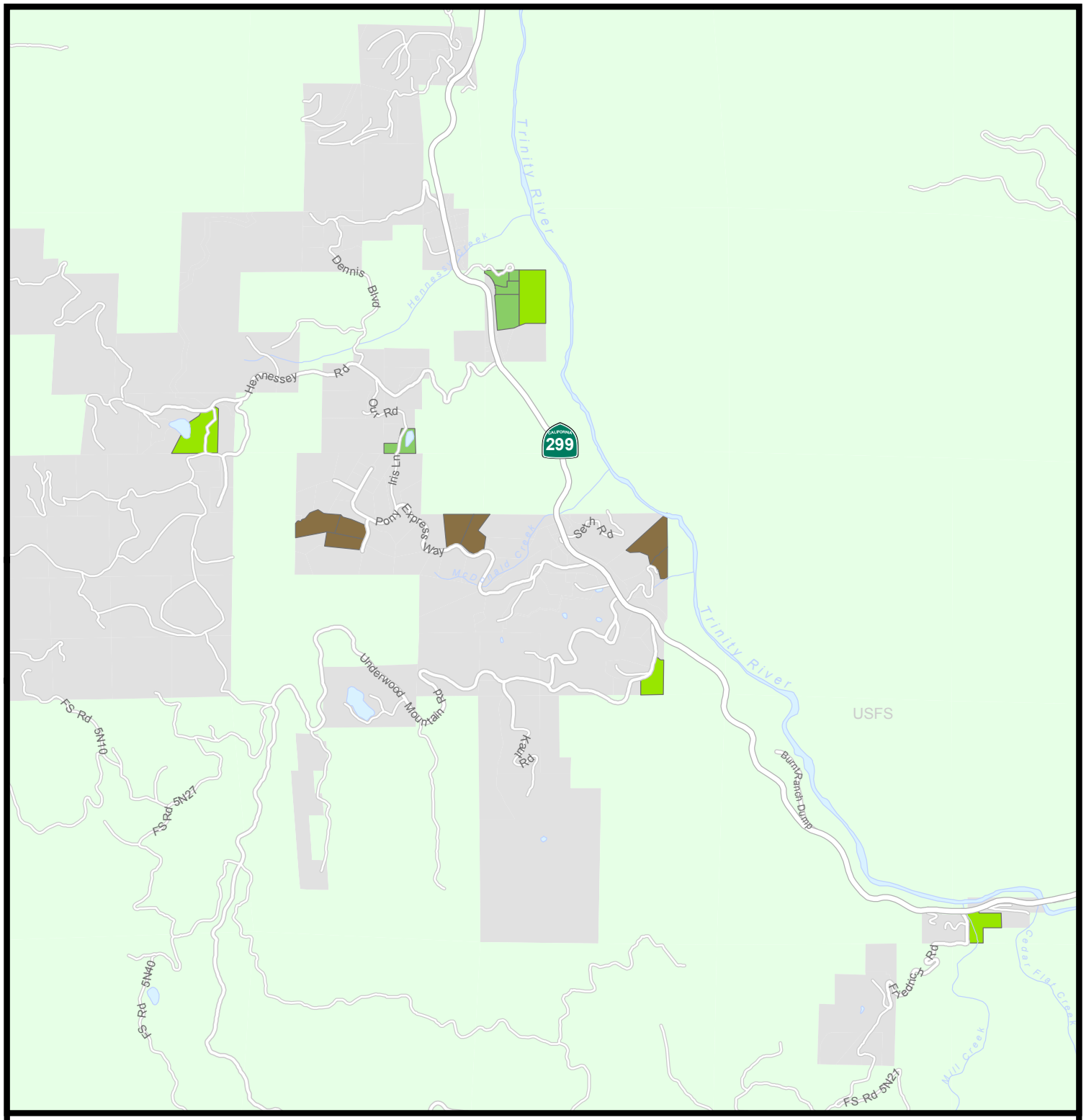


Figure 15: Burnt Ranch Land Inventory

Zoning District

- Rural Residential (RR)
- RR2.5
- RR5

N
W E
S

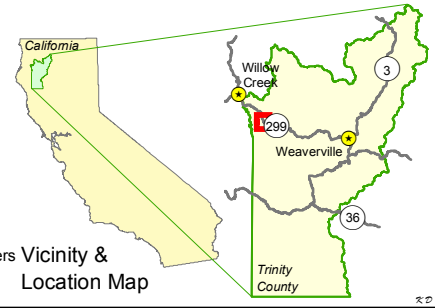
Scale: 1 = 36,000

Burnt_Ranch_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.25 0.5 0.75 1 Miles

0 0.25 0.5 0.75 1 1.25 1.5 Kilometers



Vicinity & Location Map

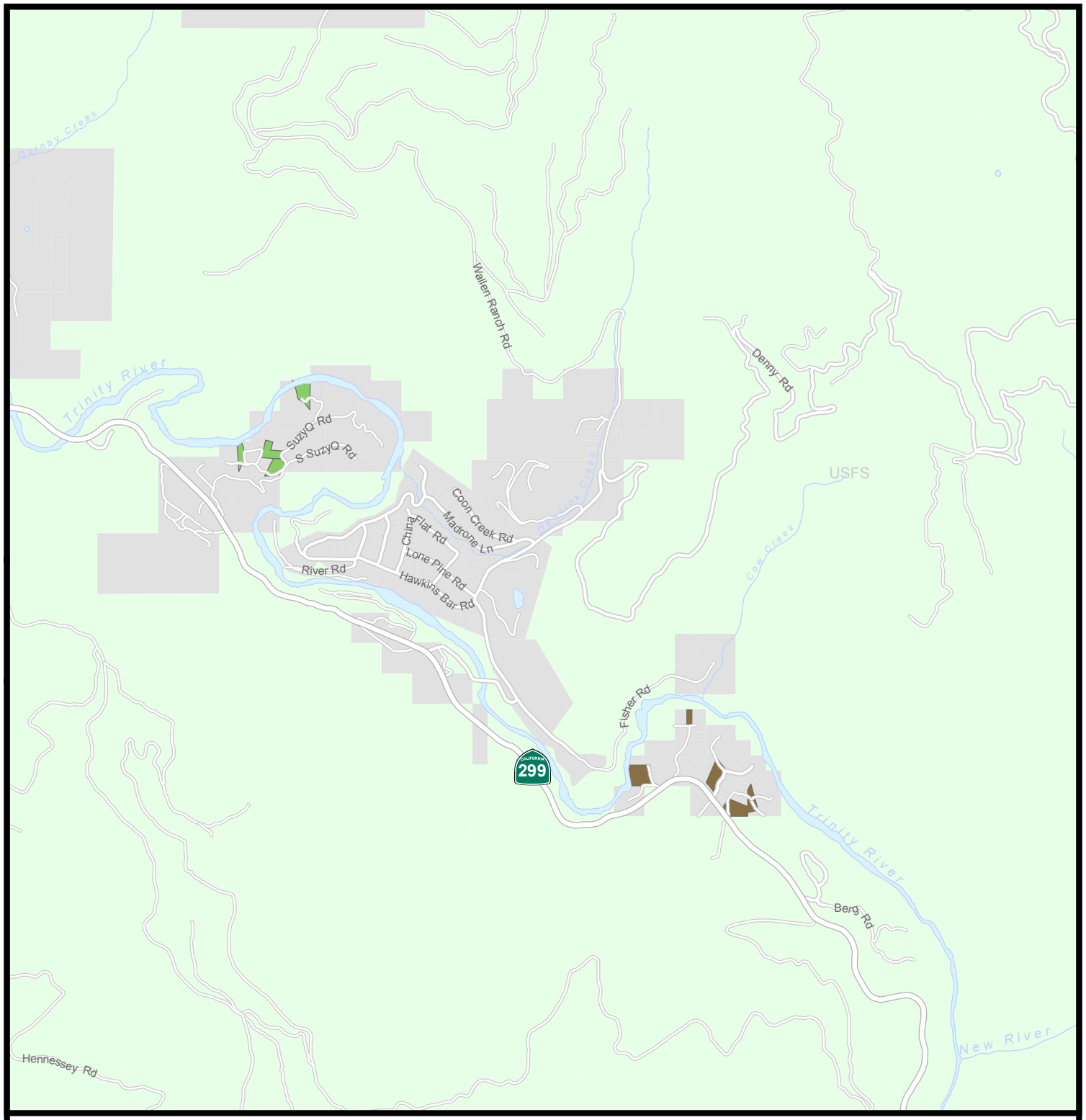


Figure 16: Hawkins Bar Land Inventory

Zoning District

- Rural Residential (RR)
- RR2.5

N
W E
S

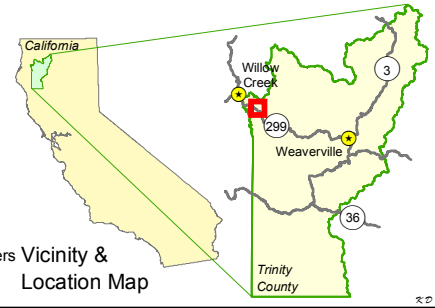
Scale: 1 = 36,000

Hawkins_Bar_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.25 0.5 0.75 1 Miles

0 0.25 0.5 0.75 1 1.25 1.5 Kilometers



Vicinity & Location Map

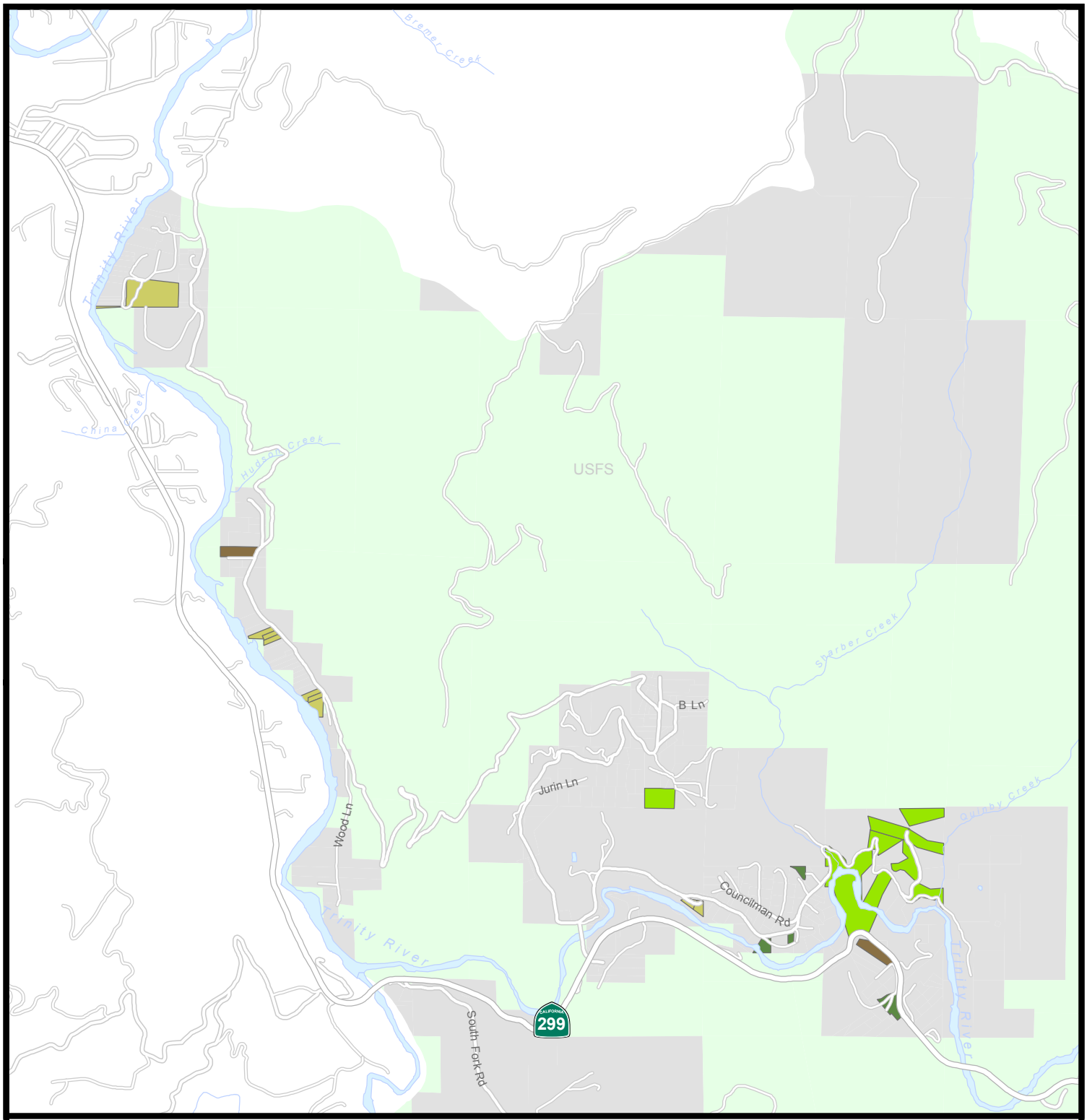


Figure 17: Salyer Land Inventory

Zoning District

- Single Family Res. - High Density (R1)
- Rural Residential (RR)
- RR1
- RR5

N
W E
S

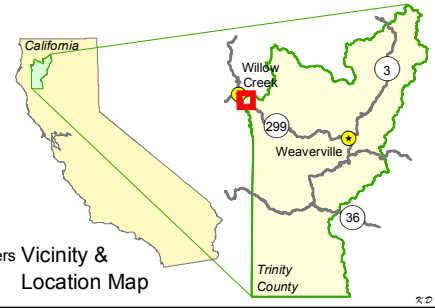
Scale: 1 = 36,000

Salyer_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.25 0.5 0.75 1 Miles

0 0.25 0.5 0.75 1 1.25 1.5 Kilometers



Vicinity & Location Map

RDS

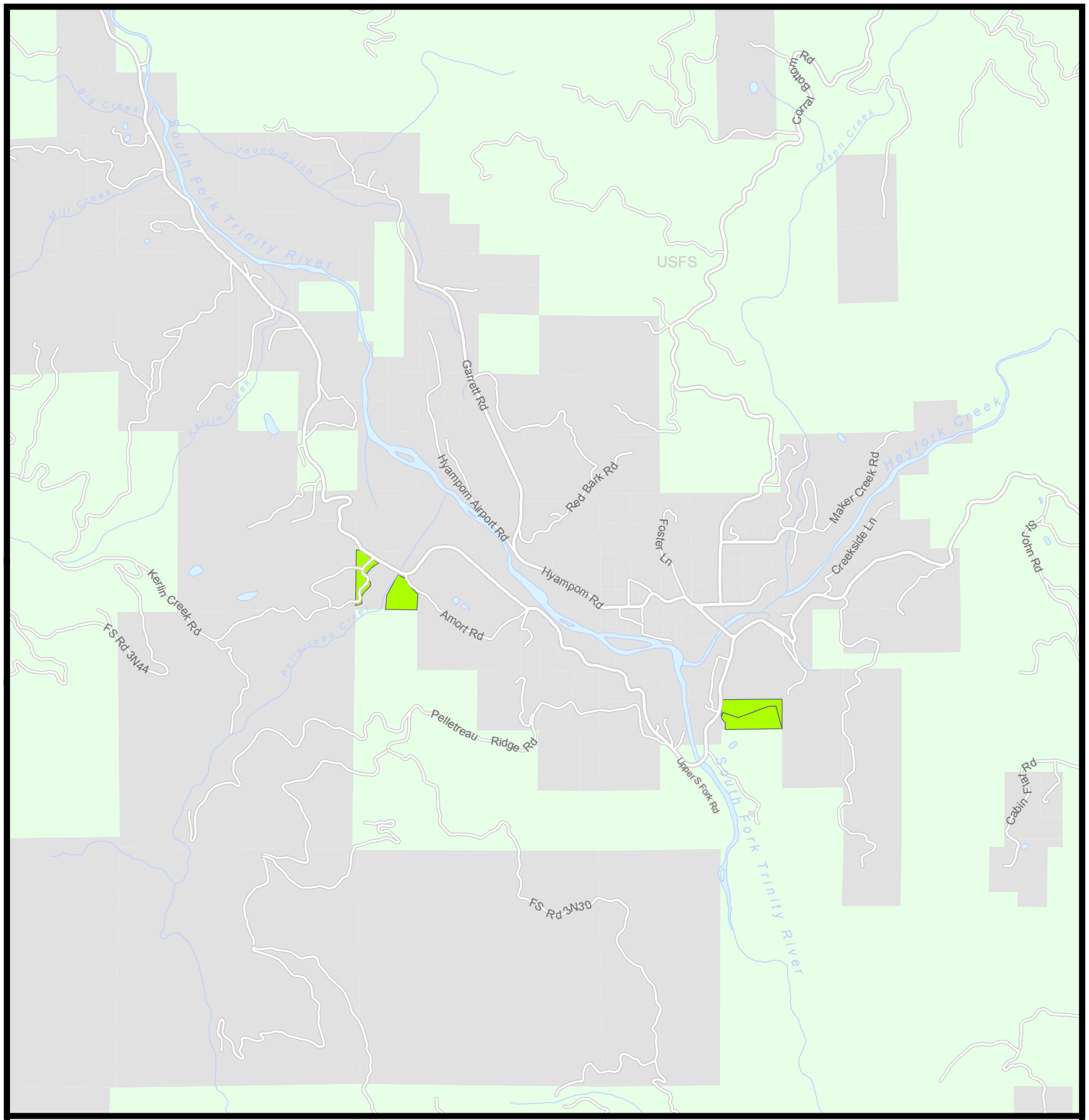


Figure 18: Hyampom Land Inventory

Zoning District

Rural Residential (RR10)

N
W E
S

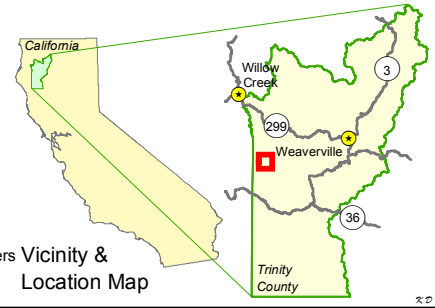
Scale: 1 = 36,000

Hyampom_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.25 0.5 0.75 1 Miles

0 0.25 0.5 0.75 1 1.25 1.5 Kilometers



Vicinity & Location Map

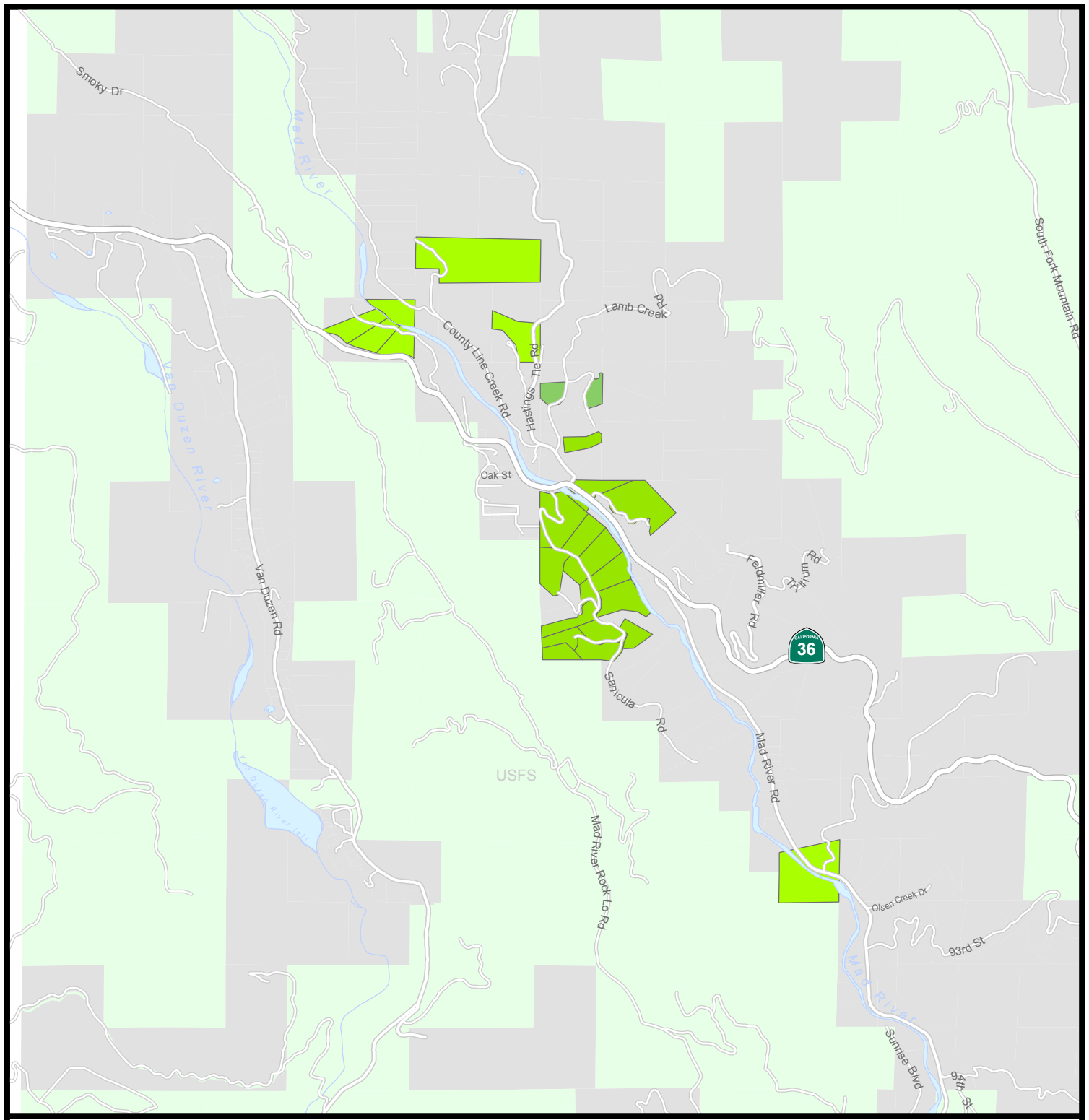


Figure 19: Mad River Land Inventory

Zoning District

- Rural Residential (RR2.5)
- RR5
- RR10

N
W E
S

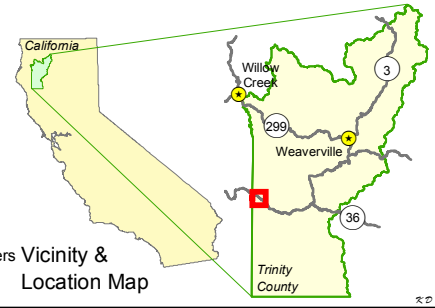
Scale: 1 = 36,000

Mad_River_Land_Inv_8-5x11.mxd

May 28, 2015

0 0.25 0.5 0.75 1 Miles

0 0.25 0.5 0.75 1 1.25 1.5 Kilometers



Vicinity & Location Map

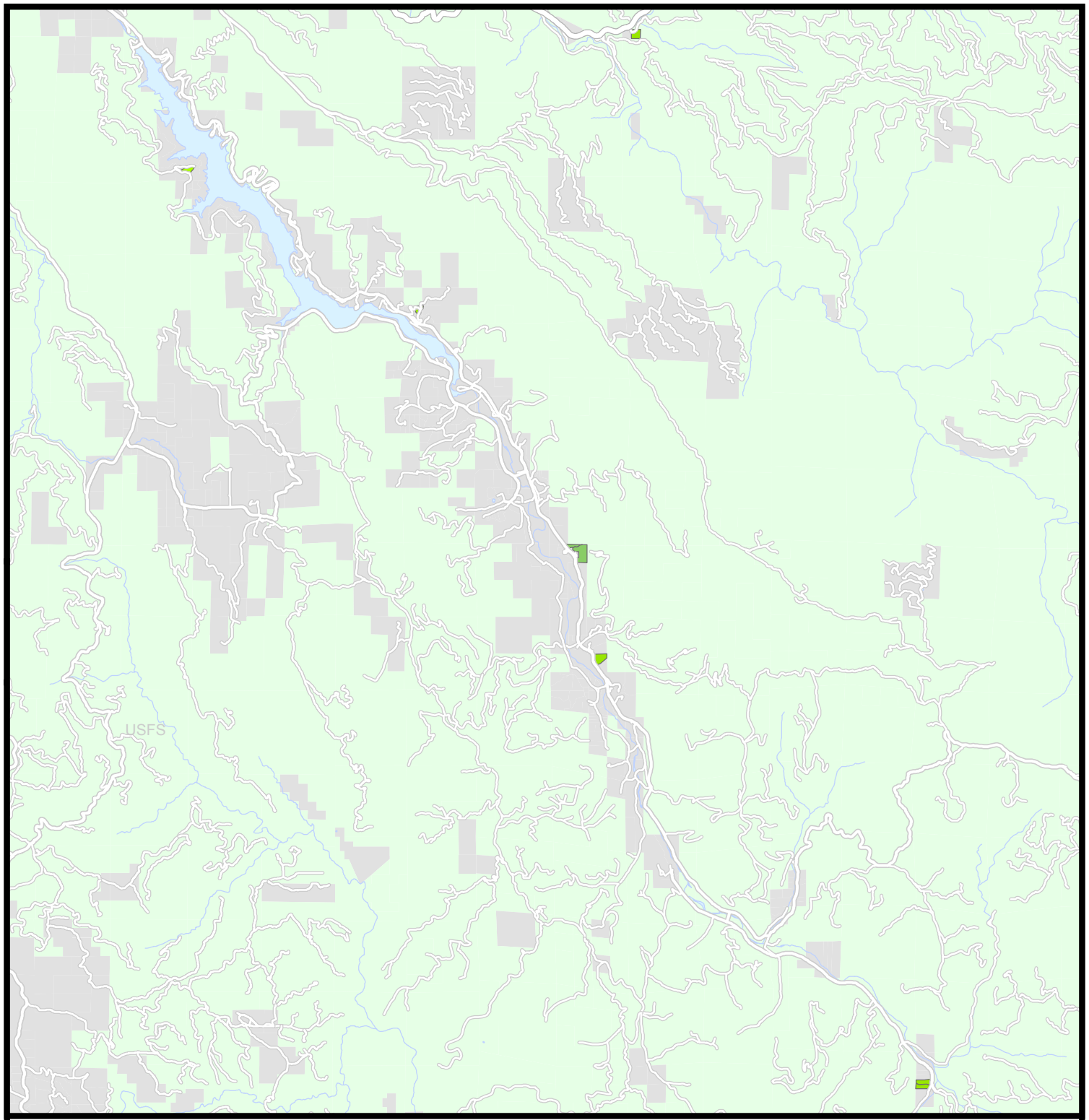


Figure 20: Ruth Land Inventory

Zoning District

- Rural Residential (RR2.5)
- RR5
- RR10

N
W E
S

Scale: 1 = 120,000

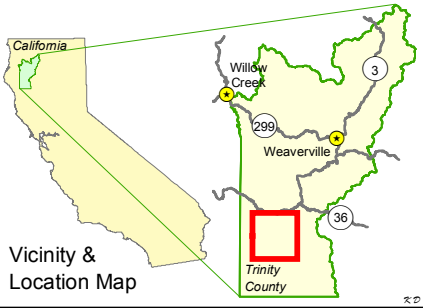
Ruth_Land_Inv_8-5x11.mxd

May 28, 2015

0 1 2 3 Miles

0 1 2 3 4 5 Kilometers

Vicinity & Location Map



Appendix 2

List of Entities Qualified to Preserve At-Risk Units

This page intentionally left blank.

Organization	Address	City	Zip Code	Phone Number	Contact Person	FAX Number
California Human Development Corporation	3315 Airway Drive	Santa Rosa	95403	(707) 523-1155	George Ortiz	(707) 523-3776
3R Real Estate	3605 Long Beach Blvd.	Long Beach	90807	(562) 989-3730	Gary Kammer	(562) 989-3670
A. F. Evans Development, Inc.	100 Bush Street, Suite 925	San Francisco	94104	(415) 591-2210	Jack Robertson	(415) 393-5251
Affordable Community Housing Trust	7901 La Riviera Drive	Sacramento	95826	(916) 381-2001	M. McClenaghan	(916) 381-7321
Alpha Property Management, Inc.	1755 East Martin Luther King Blvd.	Los Angeles	90058	(323) 231-4174	Francis Rath	(323) 234-3072
American Baptist Homes of the West	P.O. Box 6669	Oakland	94603	(510) 635-1786	Margaret Weitkamp	(510) 632-0264
American Communities, LLC	250 N. Harbor Drive, #319	Redondo Beach	90277	(310) 798-5656	Frank Fonseca	(310)798-0274
Bentall Residential LLC	8105 Irvine Center Drive, Suite 830	Irvine	92618	(949) 753-0555	Ken Reiner	(949) 753 7590
Beyond Shelter Housing Development Corp.	3255 Wilshire Blvd. Suite 815	Los Angeles	90010	(213) 251-2111	Andrea Davis	(213) 480-0846
Brian L. Fitterer, Inc.	4770 Campus Drive, #200	Newport Beach	92660	(949) 862-1500	Brian Fitterer	(949) 862-1501
BUILD Leadership Development, Inc.	1280 Bison Avenue, Suite B9-200	Newport Beach	92660	(800) 883-6645	Dwayne Green	(866) 297-8501
California Community Reinvestment Corp.	225 West Broadway, Suite 120	Glendale	91204	(818) 550-9800	George Vine	(818) 550-9806
California Housing Finance Agency	1121 L Street, Room 207	Sacramento	95814	(916) 327-2731	Jim Liska	
California Housing Finance Agency	100 Corporate Point, #250	Culver City	90230	(310) 342-1256	Kathy Weremiuk	(310) 342-1225
California Housing Partnership Corporation	369 Pine Street, Suite 300	San Francisco	94104	(415) 433-6804	Matt Schwartz	(415) 433-6805
Citizens Housing Corp	26 O'Farrell St., #506	San Francisco	94108	(415) 421-8605	Norrie Boyd, James Buckley	(415) 421-8615
Community Housing Assistance Program, Inc.	3803 E. Casselle Avenue	Orange	92869	(714) 744-6252	Ken Robertson	(714) 744-6850
DML & Associates Foundation	6043 Tampa Ave, Suite 101A	Tarzana	91356	(818) 708-2710	Myron Lieberman	(818) 708-1944
EAH, Inc.	2169 E. Francisco Blvd., Suite B	San Rafael	94901	(415) 258-1800	Alvin Bonnett	(415) 453-3683
Foundation for Affordable Housing III, Inc.	2600 Michelson Dr, Suite 1050	Irvine	92612	(949) 440-8277	Tom or Deborah Willard	(949) 440-8275
Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	90230	(310) 204-2050	Carole Glodney	(310) 204-1900
HELP Development Corp.	30 East 33rd Street	New York City	10016	(212) 779-3350	John Maneval	(212) 444-3860
Joshua's House	24111 NE Halsey Street, Suite 203	Troutdale	97060	(503) 661-1999	Mark Miles	(503) 667-8253
KDF Communities, LLC	4685 MacArthur Court, Suite 422	Newport Beach	92660	(949) 622-1888	John Bernard	(949) 851-1819
Mercy Charities Housing California	1038 Howard Street	San Francisco	94103	(415) 553-6379	Janet Falk	(415) 553-6373
Mercy Housing, Inc.	601 18th Avenue, Suite 150	Denver	80203	(303) 830-3374	Chuck Wehrwein/Jocelyn Rodda	(303) 830-3451
National Affordable Housing Trust	2335 North Bank Drive	Columbus	43220	(614) 451-9929	Robert Snow	(614) 451-3370
National Church Residences	2335 North Bank Drive	Columbus	43220	(614) 451-2151	John E. Stock	(614) 451-0351
National Housing Development Corporation	10621 Civic Center Drive, First Floor	Rancho Cucamonga	91730	(909) 291-1400	David Garcia	(909) 291-1401
National Housing Trust	P.O. Box 3458	Walnut Creek	94598	(925) 945-1774	Donna Kelley	(925) 945-7720
Newport Development, LLC	9 Cushing, Suite 200	Irvine	92618	(949) 923-7812	Warren Allen	(949) 585-0449
OSM Investment Company	5155 Rosecrans Avenue, Suite 120	Hawthorne	90250	(310) 676-0451	Michael Orwitz	(310) 676-0497
Paramount Financial Group, Inc.	1655 North Main Street, Suite 220	Walnut Creek	94596	(800) 850-0694	Scott Fricker	(925) 927-4793
Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	94954	(707) 762-2336	Vera R. Ciammetti	(707) 762-4657
Related Companies of California	18201 Von Karman Ave., Suite 400	Irvine	92612	(949)660-7272	William Witte	(949) 660-7273
Retirement Housing Foundation	5150 E. Pacific Coast Hwy., Ste. 600	Long Beach	90804	(562) 597-5541	Dr. Laverne R. Joseph	(562) 597-6641
Shelem, Inc	24111 NE Halsey Street, Suite 202	Troutdale	97060	(503) 661-1999	Mark Miles	(503) 667-8253
Skyline Real Estate Development & Acquisitions, Inc.	4521 Campus Drive, Suite 204	Irvine	92612	(949-719-9922	Tracy Moses-Green	(949) 719-9925
SLSM, LLC	651 29th Street	San Francisco	94101	(415) 826-0301	Stephen Matton	(415) 826-4122
Solari Enterprises, Inc.	1544 W. Yale Avenue	Orange	92687	(714) 282-2520	Bruce Solari	(714) 282-2521
Squier Properties	3129 6th Street	Santa Monica	90405	(310) 581-9043	Gary Squier	(310) 392-5831
Steadfast Properties and Development, Inc.	20411 S.W. Birch Street, Suite 200	Newport Beach	92660-1797	(949) 852-0700	Sarah Metherell	(949) 852-0143
Survivors of Assault Recovery	6333 College Grove Way, F3	San Diego	92115	(619) 582-4914	Joyce Edge	none

Organization	Address	City	Zip Code	Phone Number	Contact Person	FAX Number
The John Stewart Company	1388 Sutter Street, 11th Floor	San Francisco	94109	(415) 345-4400	John Stewart	(916) 614-9175
The Trinity Housing Foundation	1399 Ygnacio Valley Road, #21	Walnut Creek	94598	(925) 939-5421	Bill Leone	(925) 932-8032
Union Partners Realty Group, Inc.	24 Professional Center, Suite 250	San Rafael	94903	(415) 446-1811	Michael McDonnell	(415) 383-0701
William G. Ayyad, Inc.	9252 Chesepeake Drive, Suite 100	San Diego	92123	(858) 244-0900 x 103	Jamo Kennedy	(858) 244-0909
Amador-Tuolumne Community Action Agency	935 South State Highway 49	Jackson	95642	(209) 223-1485	Shelly Hance	(209) 223-4178
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Suite 201	Oakland	94621-1419	(510) 632-6714	William F. Pickel	(510) 632-6755
Redwood Community Action Agency	904 G Street	Eureka	95501	(707) 269-2021	Kermit Thobaben	(707) 445-0884
Rural Communities Housing Development Corp.	237 E. Gobbi Street	Ukiah	95482	(707) 463-1975	Tom Mon Pere	(707) 463-2252
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Suite 201	Oakland	94621-1419	(510) 632-6714	William F. Pickel	(510) 632-6755
Long Beach Affordable Housing Coalition, Inc	110 West Ocean Blvd., #350	Long Beach	90802	(562) 983-8880	H. Kim Huntley	(562) 983-0078

County	Organization	Address	City	Zip Code	Phone Number	Contact Person	
Lassen	Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Suite 201	Oakland	94621-1419	(510) 632-6714	William F. Pickel	(510) 632-6755
Lassen	Community Housing Improvement Program, Inc	1001 Willow Street	Chico	95928	(530) 891-6931	David Ferrier	(530) 891-8547
Lassen	Eskaton Properties Inc.	5105 Manzanita Avenue	Carmichael	95608	(916) 334-0810	Raymond Gee	(916) 338-1248
Lassen	Northern Valley Catholic Social Service	1020 Market Street	Redding	96001	(530) 241-0552	Martha McCoy	(530) 241-6457
Mariposa	Amador-Tuolumne Community Action Agency	935 South State Highway 49	Jackson	95642	(209) 223-1485	Shelly Hance	(209) 223-4178
Mariposa	Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Suite 201	Oakland	94621-1419	(510) 632-6714	William F. Pickel	(510) 632-6755
Mariposa	Self-Help Enterprises	P.O. Box 351	Visalia	93279	(559) 651-1000	Peter Carey	(559) 651-3634
Modoc	Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Suite 201	Oakland	94621-1419	(510) 632-6714	William F. Pickel	(510) 632-6755
Mono	Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Suite 201	Oakland	94621-1419	(510) 632-6714	William F. Pickel	(510) 632-6755
Mono	Long Beach Affordable Housing Coalition, Inc	110 West Ocean Blvd., #350	Long Beach	90802	(562) 983-8880	H. Kim Huntley	(562) 983-0078
Plumas	Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Suite. 201	Oakland	94621-1419	(510) 632-6714	William F. Pickel	(510) 632-6755
Plumas	Community Housing Improvement Program, Inc.	1001 Willow Street	Chico	95928	(530) 891-6931	David Ferrier	(530) 891-8547
Sierra	Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Suite 201	Oakland	94621-1419	(510) 632-6714	William F. Pickel	(510) 632-6755
Sierra	Project Go, Inc.	3740 Rocklin Road	Rocklin	95677	(916) 624-5705	Lynda J. Timbers	(916) 624-4844
Trinity	Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Suite 201	Oakland	94621-1419	(510) 632-6714	William F. Pickel	(510) 632-6755
Trinity	Northern Valley Catholic Social Service	1020 Market Street	Redding	96001	(530) 241-0552	Martha McCoy	(530) 241-6457

APPENDIX 3

Public Participation

ANNOUNCING A SERIES OF PUBLIC WORKSHOPS

On the Draft

2014-2019 Trinity County Housing Element Update

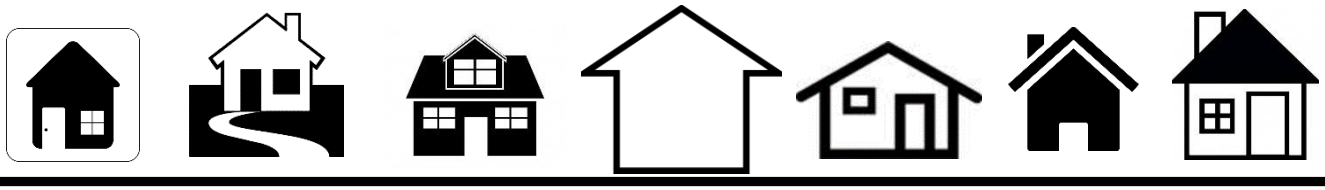
COME SHARE YOUR THOUGHTS ABOUT HOUSING IN TRINITY COUNTY

Including housing needs and development, housing resources and constraints, and housing programs

Workshops coming to a community near you:

- Friday, October 16 at 12:00 p.m. in the Mad River Community Center
- Tuesday, October 20 at 6:00 p.m. in the Weaverville Library meeting room
- Thursday, October 22 at 6:00 p.m. in the Trinity Center Oddfellow's Hall
- Thursday, October 26 at 6:00 p.m. in the Burnt Ranch Elementary School
- Monday, November 2 at 6:00 p.m. in the Hayfork High School Library

Have ideas but can't make it to a workshop? Contact the Trinity County Planning Department by phone at (530) 623-1351 or email Carson Anderson, Senior Planner at, canderson@trinitycounty.org



Chapter 2
Population and Housing

The *2010 Housing Element* of the *Trinity County General Plan* contains goals, policies, and programs for the retention, development and rehabilitation of housing for the entire county. The *Hayfork Community Plan* addresses conditions, trends, and impacts specific to the Plan Area itself. In general, the policies in the Plan supplement and support those contained in the countywide *Housing Element*.

Recommendations from the *2010 Housing Element* of the *Trinity County General Plan*

1. Address housing needs of households currently overpaying for rent or mortgage (over 30% of household income). Lower housing costs.
2. Address housing needs for multi-family, for the disabled and for seniors.
3. General rehabilitation of the existing housing stock.
4. Provide multi-family housing units with adequate nearby affordable child care.
5. Continue to encourage the development of low and moderate-income housing. Look to existing as well as future lands that can be converted to multi-family residential zones to facilitate the development of low and moderate-income housing.

Direction from the State of California

1. The county shall provide adequate sites and services for development of housing units by rezoning additional land for residential land use, and assist in the expansion of water and sewer facilities
2. The *Trinity County Planning and Building Services* will conduct land use surveys *in community planning areas as community plans are prepared or updated* to identify vacant land that is residentially zoned or has residential potential and will use this information to identify lands that could support higher residential densities. The county will work with the landowners to rezone an adequate supply of these lands to higher density residential uses.
    a. Responsible Agency: Trinity County Planning and Building Services, Trinity County Planning Commission, Trinity County Board of Supervisors, citizens oversight committee
    b. Timeframe: When community plans are prepared or updated, and annually or as opportunities arise
    c. Funding: Trinity County General Fund

I. Population

Population data is integral to the planning process. It influences the demand for housing, housing variety, recreation, open space, amenities, transportation facilities and other public services. From 2000 to 2010, the population of the Hayfork census area increased from 2,315 to 2,368, or 2.4%. The state predicts a slow rate of population growth and an increase in average age in Trinity County over the next 50 years.

From 2000 to 2010, the census showed the following changes in population and demographic data:

- A 4% growth in children 0-4 years of age
- A 20% decrease in ages 5-19 (school-aged)
- A 32.5% increase in ages 20-35 (young adults)
- A decrease of 16.6% in ages 35-50 (families and career)
- A 18.7% increase in ages 50-82 (early retirees and seniors)
- An increasing race and ethnic diversity (Asian and Hispanic)
- A decrease in Native American population

The implications of these demographic shifts suggest the following questions and issues:

- It remains to be seen if the current increase in the young adult population will lead to a similar increase in school-aged children in the next decade.
- Will the slight increase in the 0-4 age group continue the rebuilding of the school-aged population? This may have implications for the educational infrastructure.
- The increase in early retirees and seniors, accompanied by a decrease in the 35-50 age group, cautions the community to provide now for senior housing and increased senior services, as their traditional support systems are diminishing.

Table 2.1 shows a detailed comparison of 2010 and 2000 Census population and demographic data for the Plan Area. Note: Hayfork CDP (*census-defined place*) boundary and population are approximately the same as that of the Hayfork Community Plan Area.

Table 2.1
Comparison of 2010 and 2000 Census Data
Population and Demographics for Hayfork, California

Hayfork, CA Overview	2010 Census # Count	2010 Census %	2000 Census # Count	2000 Census %	# Change	% Change
Total Population	2,368	100	2,315	100	53	2.29
Population by Gender						
Male	1,206	50.93	1,190	51.40	16	1.34
Female	1,162	49.07	1,125	48.60	37	3.29
Population by Age						
Persons 0-4 years	115	4.86	111	4.79	4	3.60
Persons 5-17 years	356	15.03	480	20.73	-124	-25.83
Persons 18-64 years	1,453	61.36	1,382	59.70	71	5.14
Persons 65 years and older	444	18.75	342	14.77	102	29.82
Population by Race						
American Indian /Alaskan Native alone	162	6.84	193	8.34	-31	-16.06
Asian alone	8	0.34	4	0.17	4	100
Black or African American alone	4	0.17	3	0.13	1	33.33
Native Hawaiian or other Pacific Native alone	2	0.08	0	0	2	0
Some other race alone	38	1.60	9	0.39	29	322.22
Two or more races	155	6.55	145	6.26	10	6.90
White alone	1,999	84.42	1,961	84.71	38	1.94
Population by Hispanic or Latino Origin (of any race)						
Persons of Hispanic or Latino Origin	189	7.98	114	4.92	75	65.79
Persons Not of Hispanic or Latino Origin	2,179	92.02	2,201	95.08	-22	-1.00

Sources: *Census 2010* and *Census 2000 Population and Demographic Data* for Hayfork, California.

II. Housing

A. Existing Housing Conditions and Trends (*2010 Census* data)

1. Housing Inventory

According to the *2010 Census*, Hayfork contained approximately 22% of the county's total housing inventory and 17 % of the county's total year-around population. See *Tables 2.2* and *2.3* for housing inventory and types.

Table 2.2
Housing Inventory, Hayfork Area

	Number	Percentage
Total Housing Stock	1,653	
Owner-Occupied Housing	840	
Renter-Occupied Housing	395	
Vacant*	418	
Rental Vacancy Rate		3.6

* *Vacant* includes homes that are unoccupied due to seasonal use, estimated at 70% of vacant total, as well as those that are empty for sale (estimated at 7% of vacant total). The remaining vacant locations are unsuitable for use.

Source: *Census 2010*

Table 2.3
Housing by Type, Hayfork Area

Housing Type	# of Housing Units	% of Total
Single-Family	904	65.9
2-4 units	11	0.8
5 or More Units	0	0
Mobile Homes	423	30.8
Boat, RV Van, etc.	34	2.5
Total	**1372**	

Source: *Census 2010*, MCDC Demographic Profile 3

2. Housing Condition

In 2002, a *Housing Condition Windshield Survey* was completed for Census Tract 3, Block Group 3, 4, 5 of Trinity County. While this random survey did not cover the entire area described by the housing statistics above, it does cover the center of the Hayfork community. With 210 homes surveyed, this *Condition* covers 15% of the homes in the census data above. Of the 210 homes , 20% were found to be conforming, and the remaining 80% of habitable structures were non-conforming. See *Table 2.4*.

Table 2.4
Housing Condition, Hayfork Area

	Condition of Dwelling and Extent of Repair Needed					
Dwellings in Hayfork	**Sound**	**Minor Rehab**	**Moderate Rehab**	**Substantial Rehab**	**Dilapidated**	**Total**
Single Family	102	29	58	9	0	198
Mobile Homes	5	1	6	0	0	12
Total	107	30	64	9	0	210

Source: *Trinity County Housing Condition Windshield Survey, 2002*

3. Housing Availability

There are two different types of housing: owned and rented. Owned encompasses all housing units that are intended for occupancy by the owner, including single-family, mobile home, condominium, etc. The rental segment encompasses any housing unit that is occupied or used as a rental, including single-family, duplex, apartment, mobile home, etc.

a. Owned Residences

The overall vacancy rate for residential structures in the Plan Area is approximately 2.1% (2010 Census). Approximately 70% of the vacancy rate is attributed to seasonal, recreational, occasional use and 7% is composed of units for sale. By comparison, the *Department of Finance* estimated only 1 in 5 vacant Plan Area units were used solely for seasonal vacation use in 2000. Real estate agents and homeowners in the Plan Area have indicated that units for sale are often on the market for six or more months and/or are infrequently shown to potential buyers. Local real estate agents report that

typically there are between 15 to 38 homes for sale at any one time in the Hayfork area. The high vacancy rate and slow rate of sales indicate that there is either an adequate supply of owned housing to meet demand or the housing available is not of the type desired by buyers, or both. Given a more robust and stable local economy, this market will need to expand to meet demand. Approximately 68% of the occupied housing stock in the Plan Area is owner-occupied (*2010 Census*).

b. Rental Residences

The vacancy rate for rental units in the Plan Area is similar to the homeowner market. Area real estate agents indicate that waiting lists for rental housing often have eight to ten names on them. Residents attempting to sell housing units are often approached by people seeking to rent rather than buy. A large number of parcels in the Hayfork area also have second dwelling units, recreational vehicles, or converted accessory structures, many of which are placed/used in violation of both building and zoning regulations. These factors all point toward a shortage of rental housing. There are approximately 145 rentals in Hayfork along with 31 units of low-income senior rental housing. There are seven Section 8 units in the community. Local real estate agents estimate that 50-75 more rental units are needed to meet current demand.

Approximately 32% of the occupied housing stock in the Plan Area is renter-occupied (*2010 Census*). In Trinity County, 29% of the occupied housing stock is renter-occupied, as compared to 23% in the State of California.

4. Housing Cost and Affordability

In 2008, 24% of Hayfork residents had incomes below the poverty level (*City-Data.com, http://www.city-data.com/city/Hayfork-California.html*), and 43% of renters residing in Hayfork had incomes below the poverty level (*City-Data.com*). These poverty statistics point to the need for affordable housing, affordable rental housing, in the Hayfork area.

a. Homeowner Market

Median housing prices in the Hayfork area ranged from around $80,800 in 2000 to $189,971 in 2008 (*City-Data.com*).

Typical housing cost of an owner-occupied dwelling with a mortgage is $1900/mo. Typical housing cost of an owner-occupied dwelling without a mortgage is $290/mo. (*City-Data.com*)

The proportion of monthly household income spent on housing by owners who occupy their dwellings is approximately the same in the Plan Area as it is for Trinity County as a whole. *Overpayment for housing* has been identified in the *Housing Element* of the *Trinity County General Plan* as the major issue in both the homeowner and rental markets.

Financing is difficult to obtain for some prospective homebuyers in the Plan Area, due to numerous factors including lack of available financing as well as the type and/or condition of the unit to be purchased. In the Hayfork area, 34% of the housing units are mobile homes, boats, RVs, vans etc. (*MCDC Demographic Profile, Census 2010*). Financing options are limited for these types of housing units. Financial designation of the Plan Area as *extreme rural* further inhibits finance options and requires a knowledgeable mortgage company familiar with the Plan Area. Additionally, a large percentage of the housing in the Hayfork area is in need of rehabilitation (*Housing Condition Survey, 2002*). Poor condition of the dwelling unit and/or the lack of a concrete slab or engineered foundation makes the unit ineligible for financing. Inability to obtain financing makes housing less affordable, especially to lower income groups.

b. Rental Market

The *2010 Census* data show $657/mo. as the median rent in Hayfork. Household income is below $20,000/year for 35% of the households, indicating significant overpayment stress. (Federal standards define over 30% of income for rent or mortgage as overpayment).

Although rents range from $300 to $2,000 per month, the distribution is telling. See *Table 2.5*.

Table 2.5
Rent Paid by Renters in Hayfork Area in 2009

Monthly Price $ Range of Rentals	% of Rentals
0-300	0
300-500	22
500-600	0
600-700	35.5
700-800	36.5
800-1500	0
1500-2000	6

Source: *Census 2010*

From the table above it is clear that the majority (72%) of rentals are between $600 and $800 per month. This low market rate may prevent proper up-keep of rentals, contributing to the declining condition of the rental housing units.

Implications:

- With a median household income of $33,849, a poverty rate of 31.8%, and an unemployment rate of 23%, the community is stressed to provide adequate rental properties for a large percentage of its citizens. As a result, there is an increase in homelessness, sub-standard housing, and non-conforming use (recreational vehicles, vehicles, re-purposed buses, tents, etc).
- Couples with families are 44% percent of the households living below the poverty rate, which has implications for adequate housing for children.
- The population classified as "disabled" (43.4%) also has income below the poverty rate. There are no data on the availability of housing units accommodating individuals with disabilities. The disability rate in the community is 26.8% of the "above poverty level" population and 37.2% of the "at or below poverty level" population.
- Transient migrant workers are markedly increased in the Plan Area. There has been no increase in worker housing and there are no facilities directed at short term housing to serve this population.

5. Residential Parcel Availability

Due to the deteriorated condition of some of the housing inventory, additional dwelling units could be realized through rehabilitation or redevelopment.

Some parcels are not realistically suitable for residential use (poor access, lack of community sanitary or water services, inadequate soil capacity for on-site sewage disposal, poor ground water availability). Also, the land use designation may change when the Community Plan is adopted. It may be necessary to identify additional residential areas or parcels.

A review of vacant parcels designated R-3 or multi-family reveals only one parcel. It is 5.3 acres, which at the allowed 15 units per acre would, if fully developed, provide 81 dwelling units. However, the current federal tax credit incentives for affordable housing programs are based upon location and transportation criteria which this parcel does not have.

An analysis of Plan Area vacant lots in the *2012 Housing Element* for the *Trinity County General Plan* reveals the following potential dwelling units. See *Table 2.6.*

Table 2.6
Analysis of Hayfork Plan Area
Vacant Lots for Potential Dwelling Units

Zoning Designation	# Potential Dwelling Units
RR-20	16
RR-10	84
RR-5	8
RR-2.5	79
RR-1	83
R-1	* 93
R-2	**2
R-3	***81
Total	**446**

* R-1 H=3, R-1 M=90
** 1 parcel
*** 1 parcel of 5.3 acres @ 15 units per acre

Source: *Trinity County General Plan, 2012 Housing Element*, local analysis of vacant lots in the Plan Area

B. Future Housing Needs

1. Homeowner Market

The 2010 vacancy rate for owner-occupied housing was 2.1%, indicating a significant change since 2000. The increase from 1 in 5 in 2000, to 3.5 in 5 in 2010, of seasonal, recreational, occasional units helps explain this change. The low 2.1% vacancy rate is an indication there needs to be increased development of owned housing over the next decade.

Given the age of the housing stock, some existing vacant units are unsatisfactory for some prospective owners: too small, too remote, in need of rehabilitation, or difficult to finance.

2. Rental Market

Given the low vacancy rate (3.6%) and waiting lists for rentals, there is a need for additional units now as well as into the future. Before this need can be accommodated, there are constraints that must be reduced or eliminated. These include: lack of appropriate zoning for multi-family residential units, limited surface and subsurface individual water supplies outside the *Trinity County Water District No. 1* (TCWD) and limitations for sewage disposal outside the community sewer

system service area. The segments of the Plan Area population most in need of affordable housing are the very-low and low-income groups.

3. Temporary Housing Market

The Trinity County Fairgrounds, located in Hayfork, provides 35 fully-served recreational vehicle sites. These sites are often full during major events such as the County Fair, recreation events, hunting season, etc. The occupancy rate may dip to 20 percent or less, especially during off-peak periods. However, the Fairgrounds caters only to those with recreational vehicles. This indicates that while there is a need for additional temporary housing at certain times (recreational events or seasonal employment), it may not be economically feasible for the Fairgrounds to meet all the need due to the high vacancy rate during winter or non-peak months.

There is a need for temporary housing for migrant workers. There may be an economic opportunity for a bunkhouse-type facility. The influx of migrant workers puts additional pressure on community services, the park, public safety, and health and human services. There appears to be no ability of the community to engage in these worker safety issues and federal *Department of* Labor *Migrant and Seasonal Workers Act* requirements.

4. Transitional Housing

The community does not have any transitional housing. There is limited transitional housing in Weaverville that qualified Hayfork community members are entitled to use if there is space in the facility. There is an informal assistance network through friends, families, and churches. The national homeless survey completed in the summer of 2012 revealed 19 homeless families. The professional staff performing the survey believe that this number under-represents the true population of homeless families.

5. Emergency Shelter

The need for emergency shelter has increased over the past 20 years as wildfire events have threatened the community. Emergency shelters are set up in local churches, the fairgrounds, and the schools as the need arises.

POPULATION and HOUSING FINDINGS

1. Housing demand is a local phenomenon driven by current local substandard and unavailable housing stock, and not necessarily by population growth.

2. Affordable housing inventory (both homeowner and rental) is the biggest issue in the community.

3. There are not sufficient housing units available to accommodate the current population.

4. A significant number of the housing units within the Plan Area are in need of either moderate or substantial rehabilitation.

5. There are numerous non-conforming units in the Plan Area that create financing problems for potential buyers.

6. There is a shortage of rental housing units within the Plan Area.

7. There is a substantial shortage, or need for, low and lower income rental housing units.

8. There are several constraints to housing development within the Plan Area. One infrastructure constraint is the lack of sewer and water system service outside the TCWD. Fire protection constraints are also a concern.

9. The homeowner market, while stable, is impacted by the availability of finance options and the qualifications for financing of both the dwelling and the buyer.

10. The community's rental market is a problem now, and will continue to be a constraint on growth in the area.

11. There is an increased demand for housing for homeless individuals as well as migrants.

12. There is scarce information regarding accommodations of the disabled population.

13. There is a need for an emergency shelter in the community.

POPULATION and HOUSING GOALS, OBJECTIVES and POLICIES

Goal 1 Provide for safe, well-constructed housing in the Plan Area.

Objective 1.1 Encourage housing rehabilitation and redevelopment in the Plan Area.

Policies

a. Support efforts to obtain grants for housing rehabilitation.

b. Support the development of a housing rehabilitation program for homeowners and rental housing.

c. Participate in the coordination of infrastructure improvements with housing rehabilitation.

d. Support *village* designation for mixed-use redevelopment in community core.

e. Support all of the housing findings/policies through a combination of developer fees, bonds, assessments and grants.

Objective 1.2 Discourage development of housing in known hazard areas.

Policies

a. Adopt *Flood Hazard* zoning in areas of special flood hazard as identified by the *Federal Emergency Management Agency*'s (FEMA), *Flood Insurance Rate Maps* (FIRM), as identified in special or supplemental studies, or as identified by a registered professional engineer.

b. An existing parcel created prior to the adoption of this plan, lying entirely within an area of special flood hazard as identified on a FIRM map, or not having a buildable area outside of the special flood hazard area, may only be developed in conformance with the standards of the underlying zoning district, subject to compliance with the *Trinity County Floodplain Management Ordinance--County Ordinance. No. 1176*.

c. Prohibit residential development around the airport in accordance with federal regulation, as described in *Chapter 3* of this Plan.

d. Ensure that developers are cautioned about high-density residential development in the portion of Ewing Gulch on the north side of Highway 3 that lies within the area of inundation on the *Inundation Map for Ewing Reservoir*. See *Chapter 7* for map.

e. Discourage high-density residential development in the *Wildland Urban Interface* (WUI).

Objective 1.3 Provide measures that allow new residential development to meet the needs of new residents while limiting adverse impacts to existing residents.

Policy Require developers to construct on-site improvements necessary to serve the new development and to mitigate for impacts caused by the development.

Objective 1.4 Discourage utilization of secondary or accessory recreational, RV housing in single family zoning.

Policy Enforce county zoning ordinances regarding utilization of recreational vehicles, including travel trailers, for residential purposes.

Goal 2 Provide adequate and affordable housing for all income groups.

Objective 2.1 Encourage development of low-income housing.

Policies a. Identify and adopt density bonuses or other development incentives for development that incorporate specific provisions for low-income housing.

b. Support efforts of the community to identify opportunities for, and then construct, low-income housing.

c. Support efforts to obtain grants or develop other funding mechanisms for the provision of low-income housing.

d. Identify areas appropriate for multi-family housing and designate them for such. Include multi-family in *village* designation.

Objective 2.2 Encourage programs, policies and other efforts that will reduce or remove constraints to development.

Policies a. Support efforts of the water, sewer, fire and other service districts to identify methods to improve or expand services.

b. Locate medium and high-density residential zoning districts in those areas that have community services sufficient to accommodate such densities.

c. Support redevelopment activities in areas with existing services and infrastructure and dilapidated housing stock.

POPULATION and HOUSING IMPLEMENTATION MEASURES

Measure PH1.	The county shall continue to support and seek funding for housing rehabilitation.
Responsible Agency.	Trinity County Planning and Development Services, Trinity County Board of Supervisors
Timeframe.	Ongoing

Measure PH2.	The county shall review development proposals for potential hazards to housing development.
Responsible Agency.	Trinity County Planning and Development Services, Trinity County Division of Environmental Health
Timeframe.	Ongoing

Measure PH3.	The county shall support efforts of the community to construct low-income homeowner and rental housing.
Responsible Agency.	Trinity County Planning and Development Services, Trinity County Board of Supervisors
Timeframe.	Ongoing

Measure PH4.	The county shall enforce *Trinity County Zoning Ordinance 315* and subsequent ordinances regarding the use of recreational vehicles.
Responsible Agency.	Trinity County Planning and Development Services
Timeframe.	Ongoing