
CITY OF SUSANVILLE

66 North Lassen Street ♦ Susanville CA

Brian R. Wilson, Mayor

Nicholas B. McBride, Mayor pro tem

Lino P. Callegari

Rod E. De Boer

Kathie Garnier

SUSANVILLE COMMUNITY DEVELOPMENT AGENCY SUSANVILLE MUNICIPAL ENERGY CORPORATION SUSANVILLE PUBLIC FINANCING AUTHORITY

Susanville City Council
Regular Meeting ♦ City Council Chambers
April 6, 2016 * 6:00 p.m.

Call meeting to order
Roll call of Councilmembers present

Next Resolution No. 16-5284
Next Ordinance No. 16-1005

- 1 **APPROVAL OF AGENDA:** (Additions and/or Deletions)

- 2 **PUBLIC COMMENT REGARDING CLOSED SESSION ITEMS** (if any): Any person may address the Council at this time upon any subject for discussion during Closed Session.

- 3 **CLOSED SESSION:**
 - A PUBLIC EMPLOYMENT – pursuant to Government Code §54957:
 1. Employee Status Report
 2. Agency Negotiator: Jared G. Hancock
 Bargaining Unit: SPOA
 - B CONFERENCE WITH REAL PROPERTY NEGOTIATOR – pursuant to Government Code 54956.8:
 1. Property: APN: 107-125-12
 Agency negotiator: Jared G. Hancock
 Negotiating parties: City of Susanville
 Under negotiation: Price/Conditions/Terms
 2. Property: APN: 101-270-10
 Agency negotiator: Jared G. Hancock
 Negotiating parties: City of Susanville/Lassen Community College
 Under negotiation: Price/Conditions/Terms

- 4 **RETURN TO OPEN SESSION:** (recess if necessary)
 - *Reconvene in open session at 7:00 p.m.*
 - *Pledge of allegiance*
 - *Report any changes to agenda*
 - *Report any action out of Closed Session*
 - *Moment of Silence or Thought for the Day: Councilmember De Boer*
 - *Proclamations, awards or presentations by the City Council*

- 5 **BUSINESS FROM THE FLOOR:**

Any person may address the Council at this time upon any subject **not on the agenda** within the jurisdiction of the City Council. However, any matter that requires action will be referred to staff for a report and action at a subsequent meeting. Presentations are subject to a five-minute limit.

6 **CONSENT CALENDAR:**

All matters listed under the Consent Calendar are considered to be routine by the City Council. There will be no separate discussion on these items. Any member of the public or the City Council may request removal of an item from the Consent Calendar to be considered separately.

- A Receive and file minutes from City Council's March 2 and 7, 2016 meetings
- B Approve vendor warrants numbered 96663 through 96833 for a total of \$441,958.05 including \$111,996.11 in payroll warrants

7 **PUBLIC HEARINGS:**

- A Consider approval of **Resolution No. 16-5273** adoption 2014-2019 Housing Element update

8 **COUNCIL DISCUSSION/ANNOUNCEMENTS:**

Commission/Committee Reports:

9 **NEW BUSINESS:**

- A Consider request to co-sponsor the 27th Annual Junior Fishing Derby on April 23, 2016 and waive reservation fees for Memorial Park
- B Consider approval of **Resolution No. 16-5272** approving agreement for Antelope Work Crew
- C Consider approval of **Resolution No. 16-5274** accepting and approving water rate analysis and calculation study
- D Consider approval of **Resolution No. 16-5275** to authorize contract with Rapid Construction for PN 16-04 Water Main Replacement project
- E Consider approval of **Resolution No. 16-5276, Resolution No. 16-5277 and Resolution No. 16-5278** terminating commercial land lease agreements for Hangar #3, #4 and #9 with Mountain Life Flight and authorizing execution of private airport hangar land lease agreements for Hangar #3, #4 and #9 with Brad Reger
- F Consider approval of **Resolution No. 16-5279** authorizing execution of Commercial Airport Operator Agreement with PHI Air Medical, LLC
- G Consider approval of **Resolution No. 16-5280** authorizing a fee waiver and street closure in support of the Lassen Family Services 3rd Annual "Walk a Mile in Their Shoes" and "Chili Cook Off" event on April 16, 2016
- H Consider request to hold the Annual Main Cruise Classic Car Show at Memorial Park on June 25, 2016 from 2–7 p.m., authorize waiver of park reservation fees and approve alcoholic beverage sales and authorizing the Lassen County Chamber of Commerce to obtain appropriate licensing
- I Consider request by Lassen Historical Society to waive user fees for Community Center

10 **SUSANVILLE COMMUNITY DEVELOPMENT AGENCY:** No business.

11 **SUSANVILLE MUNICIPAL ENERGY CORPORATION:** No business.

12 **CONTINUING BUSINESS:** No business.

13 **CITY ADMINISTRATOR'S REPORTS:**
A 2015/2016 Auditing Services Discussion

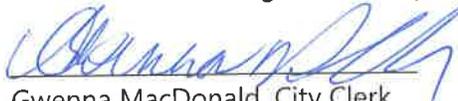
14 **COUNCIL ITEMS:**
A AB1234 travel reports:

15 **ADJOURNMENT:**
▪ **The next regular City Council meeting will be held on April 20, 2016 at 6:00 p.m.**

Reports and documents relating to each agenda item are on file in the Office of the City Clerk and are available for public inspection during normal business hours and at the meeting. These reports and documents are also available at the City's website www.cityofsusanville.org, unless there were systems problems posting to the website.

Accessibility: An interpreter for the hearing-impaired may be made available upon request to the City Clerk seventy-two hours prior to a meeting. A reader for the vision-impaired for purposes of reviewing the agenda may be made available upon request to the City Clerk. The location of this meeting is wheelchair-accessible.

I, Gwenna MacDonald, certify that I caused to be posted notice of the regular meeting scheduled for April 6, 2016 in the areas designated on April 1, 2016.


Gwenna MacDonald, City Clerk

Reviewed by: City Administrator
 City Attorney 

- Motion Only
- Public Hearing
- Resolution
- Ordinance
- Information

Submitted By: Gwenna MacDonald, City Clerk

Action Date: April 6, 2016

CITY COUNCIL AGENDA ITEM

SUBJECT: Minutes of the City Council's March 2 and 7, 2016 meetings

PRESENTED BY: Gwenna MacDonald, City Clerk

SUMMARY: Attached for the Council's review are the minutes of the City Council's March 2 and 7, 2016 meetings.

FISCAL IMPACT: None.

ACTION REQUESTED: Motion to waive oral reading and approve minutes of City Council's March 2 and 7, 2016 meetings.

ATTACHMENTS: Minutes: March 2, 2016
March 7, 2016

**SUSANVILLE CITY COUNCIL
SUSANVILLE COMMUNITY DEVELOPMENT AGENCY
SUSANVILLE MUNICIPAL ENERGY CORPORATION
SUSANVILLE PUBLIC FINANCING AUTHORITY**

Regular Meeting Minutes

March 2, 2016 – 6:00 p.m.

City Council Chambers 66 North Lassen Street Susanville CA 96130

Meeting was called to order at 6:00 p.m. by Mayor Wilson.

Roll call of Councilmembers present: Kathie Garnier, Nicholas McBride, Rod E. De Boer, Lino P. Callegari and Brian R. Wilson.

Staff present: Jared G. Hancock, City Administrator; Jessica Ryan, City Attorney; and Gwenna MacDonald, City Clerk.

1 APPROVAL OF AGENDA:

Motion by Councilmember Callegari, second by Councilmember De Boer, to approve the agenda as submitted; motion carried unanimously. Ayes: Garnier, McBride, De Boer, Callegari and Wilson.

2 PUBLIC COMMENT REGARDING CLOSED SESSION ITEMS: No comments.

3 CLOSED SESSION: At 6:01 p.m. the Council recessed to Closed Session to discuss the following:

- A PUBLIC EMPLOYMENT – pursuant to Government Code §54957:
1. All Employees
 2. Police Chief
 3. Golf Course Manager

Closed Session recessed at 6:59 p.m.

4 RETURN TO OPEN SESSION: At 7:05 p.m. the City Council reconvened in Open Session.

Staff present: Jared G. Hancock, City Administrator; Jessica Ryan, City Attorney; Thomas Downing, Police Chief; James Moore, Fire Chief; Dan Newton, Public Works Director; and Gwenna MacDonald, City Clerk.

Mr. Hancock reported that prior to Closed Session, the City Council approved the agenda as submitted. During Closed Session, the City Council gave direction to staff but there was no reportable action taken.

Councilmember Callegari provided the Thought of the Day, speaking in remembrance of former Councilmember Douglas Sayers and of his contributions to the community during his 20 years of service on the Susanville City Council. He requested that the Junior Fishing Derby be renamed in Doug Sayers' honor.

5 BUSINESS FROM THE FLOOR:

Janet Corey, Lassen County Historical Society, spoke regarding completion of the Roop's Fort Re-roof project, and she discussed the importance of preserving the history of the community's heritage as a gift for the generations to come. She thanked the City Council for being supportive throughout the project.

The Mayor thanked her for her comments.

- 6 **CONSENT CALENDAR:** Mayor Wilson reviewed the items on the Consent Calendar:
- A Receive and file minutes from City Council's February 3, 2016 meeting
 - B Approve vendor warrants numbered 96479 through 96571 for a total of \$329,127.18 including \$103,903.90 in payroll warrants

Motion by Councilmember De Boer, second by Councilmember Callegari, to approve the Consent Calendar; motion carried unanimously. Ayes: Garnier, McBride, De Boer, Callegari and Wilson.

- 7 **PUBLIC HEARINGS:** No business.

- 8 **COUNCIL DISCUSSION/ANNOUNCEMENTS:** None.
Commission/Committee Reports:

- 9 **NEW BUSINESS:**

9A **Consider approval of Resolution No. 16-5261 authorizing amendment of the City of Susanville Fiscal Year 2015/2016 Budget** Mr. Hancock reported that staff has been working for the past few months on preparing the mid-year budget, explaining that the City operates on a fiscal year from July 1 through June 30, and conducts workshops a few months prior to establishing the budget for the upcoming year. The budget is based on set principles that include maintaining fiscal responsibility to make sure that expenses and operating costs do not exceed the revenue expected for the year. Staff also looks at upcoming projects, utilizing savings from prior years and looking for opportunities to complete these projects within the established budget. After six months (at mid-year) the budget is reviewed and the projections updated based on more up-to-date revenue allocations from the County and State, and any expense changes that were not predicted or that occurred during the first six months and adjustments are made based on actual figures.

Mr. Hancock reviewed the mid-year budget summary, identifying changes that resulted in additional revenue. The areas where additional expenses were identified have been accommodated within the affected department to determine ways where we could work with the existing budget so that an increase in expense would not be required and there has not been a need to make too many adjustments. The final expenditure for the General Fund is \$5,725,229 and all other funds is \$16,464,402. At the beginning of the year, it was projected that the General fund would be operating at a deficit of \$44,413, and with the additional changes and projections it is estimated to be \$44,413, but the City is on a good track to end the year with a balanced budget or some budget savings.

Mayor Wilson requested clarification that the SB90 mandate amount of \$42,168 was a matter of timing.

Mr. Hancock responded that the revenue was expected to be received during this fiscal year but in fact had been received a few weeks early in the prior fiscal year, so it was necessary to make an adjustment to show the revenue as having been received in the correct fiscal year.

There were no further questions or comments.

Motion by Councilmember Callegari, second by Councilmember De Boer, to approve Resolution No. 16-5261; motion carried unanimously. Ayes: Garnier, McBride, De Boer, Callegari and Wilson.

9B Consider approval of Resolution No. 16-5263 declaring Bauer Air Pack filling station compressor as surplus and authorizing sale Chief Moore reported that the City received a FEMA Grant for \$250,000 and the Department purchased new SCBA packs, bottles and masks, and had \$57,995 in remaining funds. A grant amendment was requested from FEMA which allowed the Department to purchase an SCBA fill station compressor for \$61,000, with the City's five percent match of \$3,005. The old fill station compressor is still functional and the value is estimated to be between \$500 and \$2,000, and City Council authorization is required to surplus the item. There is a local agency that has expressed an interest in purchasing it from the City.

Mayor Wilson asked what funding source was used for the City's share.

Chief Moore responded that it was the remainder left in the original grant match amount of \$121,000 which had been funded through Fire Mitigation. The purchase of the fill station compressor did not require any additional funds.

Motion by Councilmember De Boer, second by Councilmember Garnier, to approve Resolution No. 16-5263; motion carried. Ayes: Garnier, De Boer, Callegari and Wilson. Abstain: McBride.

9C Consider approval of Resolution No. 16-5264 making a finding of Public Convenience or Necessity for transfer of a Type 21 off-sale general liquor license for Rite Aid Mr. Hancock explained that the relocation of the Rite Aid store from its current location at the east end of town to the new development located across from the Grocery Outlet shopping center requires that they apply to move their off-sale general license which allows the sale of beer, wine and hard liquor from their store. The licenses are issued through the State Department of Alcoholic Beverage Control, and are based upon a limited number of licenses issued based upon the census tracts. The transfer process requires that the local governing body approve the transfer if the concentration of licenses for that census tract exceeds a certain ratio based on the population in that area. The existing store located in the Safeway Shopping center is in a census tract that allows 2 off-sale licenses, and the new store location allows 4 off-sale licenses. The approval of the transfer would reduce the number of licenses in the existing tract to 8, and increase the number to 5 in the new location. To effect the change of location the City Council must make a finding that there is a public convenience or necessity for the license. The Police Department has reviewed the proposal and does not have any concerns based on the location or the relocation of the business from one census tract to another. With the exception of the Diamond Mountain Casino Mini-Mart, all of the alcohol retailers within the City are located on Main Street. There is currently a moratorium on new off-sale alcoholic beverage licenses in Lassen County imposed by State Alcohol Beverage Control Board.

Motion by Councilmember Garnier, second by Councilmember De Boer, to approve Resolution No. 16-5264; motion carried unanimously. Ayes: Garnier, McBride, De Boer, Callegari and Wilson.

10 SUSANVILLE COMMUNITY DEVELOPMENT AGENCY: No business.

11 SUSANVILLE MUNICIPAL ENERGY CORPORATION: No business.

12 CONTINUING BUSINESS: No business.

13 CITY ADMINISTRATOR'S REPORTS:

13A Transient Occupancy Tax Report Mr. Hancock summarized the establishment of the Transient Occupancy Tax in the City of Susanville as beginning in 1965 at 4 percent for the purpose of development and maintenance of parks and recreation activities, as well dedicating a portion of the tax to the General Fund. In 1977, it was increased to six percent and in 1989, increased to eight percent. In 2003 the City conducted research into the rates of TOT collected in similar communities, and determined that by law, all TOT revenue was required to be placed in the General Fund. A measure was placed on the ballot in 2004 as a general tax and as such, it was not restricted for a specific purpose. Currently, the City collects a 10 percent Transient Occupancy Tax and the revenue is placed in the General Fund. The TOT is still being utilized to support all the components for tourism including, but not limited to, civil promotions, street maintenance and public safety.

Councilmember Callegari asked if the Casino is required to pay TOT on the hotel, and that it would be a good way to join in the promotion of tourism to the area.

Mr. Hancock responded that because it went to the voters and is in an ordinance, the payment of TOT is based on a quarterly basis with the business self reporting the tax from their customers. The City does not receive TOT from the Rancheria, and does not have the authority to require them to contribute.

Councilmember Callegari commented that there is also Indian Gaming money that is received, and it could be a chance to request that the money be put towards tourism.

Mayor pro tem McBride suggested submitting a request to the Rancheria, asking them to begin complying with payment of TOT, and that we won't know unless we ask.

Mr. Hancock responded that is an option, to draft a letter explaining the benefits and asking if they want to contribute.

Motion by Councilmember Callegari, second by Councilmember Garnier, directing staff to work with the Rancheria in an effort to obtain payment of TOT from the Casino hotel operation.

13B School Zone Speed Reduction Report Mr. Newton explained that at the February 17, 2016 City Council meeting, a concern was raised regarding the speed limit in front of McKinley School and staff was directed to research the process to reduce the speed limit in a school zone. Speed law in California is governed by the Vehicle Code and reducing the speed limit in a school zone is allowed if certain criteria are met. Normally, a speed limit is set based on a speed survey wherein the prevailing speed, or 85th percentile of motorists, is used to set the posted speed limit so often times the results of a speed survey tend to result in an increase of the posted speed limit. However, when considering reducing the speed limit in school speed zones, the prevailing speed is not a factor.

The City Council may declare by ordinance or resolution a 15 MPH speed zone within 500 feet of a school grounds provided certain criteria are met, and it would require that an engineering study be completed to support the reduced speed limit.

Councilmember Garnier asked what an estimated cost would be to obtain the engineering study, and if the 15 mph speed limit that is proposed would be in effect 24/7.

Mr. Newton responded that the engineering study could be conducted in house, so the expense would be minimal, and typically the reduction in speed for a school zone is limited to when children are present, with a window of time after school to accommodate school activities.

Mayor Wilson asked if it was currently set at 25 mph and if Richmond Road near Diamond View would be treated differently.

Mr. Newton responded that residential density plays a factor in establishment of the speed limit, and it needs to be limited to 50 feet away from the school zone.

There was a general discussion regarding the establishment of a standard speed limit for all schools within the City, existing speed signage and the utilization of a flashing light to warn motorists of the speed reduction.

Mayor pro tem McBride requested that staff contact the school prior to conducting the survey.

Mr. Newton responded that staff had been in contact with the McKinley school.

Motion by Councilmember Callegari, second by Councilmember Garnier, to move forward with the process to reduce the speed in the school zones; motion carried unanimously. Ayes: Garnier, McBride, De Boer, Callegari and Wilson.

13C Lassen/Modoc Food Bank Request Mr. Hancock explained that the City received a request from the Lassen/Modoc Food Bank for a \$1,000 contribution in support of their Meals on Wheels program. He invited Mr. Bill Noonberg to speak.

Mr. Noonberg, Executive Director Lassen/Modoc Food Bank, discussed the program and issues related to funding the distribution of food to the area's senior citizens. He stated that the USDA supplies the food, but the challenge is related to the cost of distribution, which he explained was \$18,000 per quarter. This includes the cost of the warehouse to store the food, gas, utilities and other costs. He said that the operation works with approximately 150 volunteers, and there are 12 sites which serve approximately 4,000 people between two counties. In Susanville, the program assists approximately 200 families or an estimated 700-800 people each month. The program receives \$10,500 in funding every quarter, and they work to make up the difference through grants, contributions, and working with the vendors. It is increasingly difficult to obtain grant funding, and each contribution that they receive is put to good use to provide meals to people who otherwise would be going without.

Councilmember Callegari discussed offering the organization natural gas at cost to assist with the heating expenses they have at the Susanville facility.

Councilmember De Boer agreed, but stated that it is not a decision that could be made at this meeting.

Motion by Mayor pro tem McBride to contribute the balance in the civic promotion fund, \$1,500, to the Lassen/Modoc Food Bank; Councilmember Garnier provided a second and the motion carried unanimously. Ayes: Garnier, McBride, De Boer, Callegari and Wilson.

13D Mandatory Trash Collection Mr. Hancock explained that the topic of mandatory trash service within the City of Susanville had been discussed by the City Council on a number of occasions. In 2014 it

was considered in a proposal to adopt a property maintenance ordinance which would have set new standards for residential properties in the City and the discussion of implementation was tabled. In the process of working to update the General Plan, staff has separated out the item of mandatory trash service which was contained as an implementation measure in the Community Health, Safety and Conservation Element of the City's General Plan. The matter is being brought forward to discuss and receive comment and direction from the City Council.

Councilmember Garnier stated that she was in support of mandatory service because too many people either do not haul their trash or do not have the means to do so.

Mayor pro tem McBride suggested looking at subsidies to assist low income residences in offsetting the cost.

Councilmember De Boer commented that it was a good idea, but was not in favor of implementing it right now.

Councilmember Callegari stated that he was in agreement with Councilmember Garnier, and that there are places in town where garbage is just piling up and having a negative effect on the neighbors.

Councilmember Garnier asked what the cost would be for the citizens.

Mayor pro tem McBride responded that his neighbor has trash service that is \$75 per quarter, yet his yard is still full of junk.

Mr. Hancock responded that it is not a cure all solution for some of the code enforcement issues that the City deals with, however it can create a health and safety hazard and invites rodents, bacteria, odor, and causes problems that affect more than just the immediate neighbor. The General Plan currently includes the measure and will soon be updated, and his recommendation is that the City implement the policy as it was set forth in 1990, or remove it from the General Plan. The Municipal Code contains other provisions to deal with public health and safety concerns.

Councilmember Garnier asked if the trash collection company would consider a reduced cost for the customers if the City were to implement a mandatory collection ordinance.

Mr. Hancock responded that it is certainly a discussion that the City could have with C & Waste Solutions.

Mayor Wilson asked if there had been specific complaints that prompted the item to be brought forward for discussion.

Mr. Hancock stated that a code enforcement issue had come up, and the City has been working to update the Safety Element and Housing Element of the General Plan, and he wanted to bring it forward to discuss and see if it was something the City Council would be interested in pursuing.

The Council discussed options to enforce for rental properties, and staff was directed to conduct additional research on the subject.

14 **COUNCIL ITEMS:**
14A **AB1234 travel reports:**

Councilmember Callegari thanked Chief Downing for the Police Department's support of the neighborhood watch program in his neighborhood.

15 ADJOURNMENT:

Motion by Councilmember Callegari, second by Councilmember De Boer, to adjourn; motion carried unanimously. Ayes: Garnier, McBride, De Boer, Callegari and Wilson.

Meeting adjourned at 8:09 p.m. in memory of Douglas Sayers.

Respectfully submitted by

Brian R. Wilson

Gwenna MacDonald, City Clerk

Approved on: _____

**SUSANVILLE CITY COUNCIL
Special Meeting Minutes
March 7, 2016 – 10:00 a.m.**

City Council Chambers

66 North Lassen Street

Susanville CA

96130

Meeting was called to order at 10:05 a.m. by Mayor Wilson.

Roll call of Councilmembers present: Kathie Garnier, Nicholas McBride, Rod E. De Boer, Lino P. Callegari and Mayor Brian Wilson.

Staff present: Jared G. Hancock, City Administrator and Gwenna MacDonald, City Clerk.

1 APPROVAL OF THE AGENDA:

Motion by Councilmember Garnier, second by Mayor pro tem McBride, to approve the agenda as submitted; motion carried unanimously. Ayes: Garnier, McBride, De Boer, Callegari and Wilson.

2 PUBLIC COMMENT: There were no comments.

3 CLOSED SESSION: At 10:06 a.m. City Council recessed to Closed Session to discuss the following: PUBLIC EMPLOYMENT – Pursuant to Government Code §54957: Police Chief

4 ADJOURNMENT:

The City Council reconvened in open session at 11:05 a.m. There were no members of the public present. Mr. Hancock announced that the City Council voted unanimously in closed session to appoint an Interim Police Chief pending successful completion of all POST requirements.

Motion by Councilmember De Boer, second by Councilmember Callegari to adjourn the meeting; motion carried unanimously. Ayes: Garnier, McBride, De Boer, Callegari and Wilson.

Meeting adjourned at 11:06 a.m.

Brian R. Wilson, Mayor

Respectfully submitted by

Gwenna MacDonald, City Clerk

Reviewed by: City Administrator
 City Attorney

Motion only
 Public Hearing
 Resolution
 Ordinance
 Information

Submitted by: Deborah Savage, Finance Manager

Action Date: April 6, 2016

CITY COUNCIL AGENDA ITEM

SUBJECT: Vendor and Payroll Warrants

PRESENTED BY: Deborah Savage, Finance Manager

SUMMARY: Warrants dated March 10th through March 28th numbered 96663 through 96833

FISCAL IMPACT: Accounts Payable vendor warrants totaling \$ 329,961.94 plus \$ 111,996.11 in payroll warrants, for a total of \$441,958.05

ACTION REQUESTED: Motion to receive and file.

ATTACHMENTS: Payments by vendor and transmittal check registers.

Report Criteria:
Report type: GL detail
Check Voided = False

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|---------------------------|------------------|--------------|---------------|---------------------|--------------------------|--------------------|---------|----------------|-----------------------------|------------|--------------|
| 03/16 | 03/10/2016 | 96663 | 5916 | | REFUND GAS OVERPAYMENT | 10406900006 | 1 | 9999-1001-001 | CASH CLEARING - UTILITIES | 47.77 | 47.77 |
| Total 10406900006: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96664 | 8456 | | REFUND GAS DEPOSIT | 10506350113 | 1 | 7401-2228-000 | DEPOSITS-CUSTOMER | 46.67 | 46.67 |
| Total 10506350113: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96665 | 40 | AMPS ELECTRIC | SERVICE HVAC UNIT-PD | 2670 | 1 | 1000-421-10-44 | FACILITY - REPAIR & MAINTEN | 145.45 | 145.45 |
| Total 2670: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96666 | 1070 | AT&T MOBILITY | WIRELESS PHONES-PD | 835956037X03012016 | 1 | 1000-421-10-45 | COMMUNICATIONS | 143.47 | 143.47 |
| Total 835956037X03012016: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96667 | 8452 | | REFUND HUSA OVERPAYMENT | 022516 | 1 | 9999-1001-002 | CASH CLEARING - ACCTS REC | 50.00 | 50.00 |
| Total 022516: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96668 | 8444 | | LCAP WOODSTOVE REBATE | 022916 | 1 | 8404-430-12-48 | GRANTS | 1,500.00 | 1,500.00 |
| Total 022916: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96669 | 76 | BILLINGTON ACE HARD | HEX KEY-GAS | 350728 | 1 | 7401-430-62-46 | SUPPLIES-GENERAL | 9.66 | 9.66 |
| Total 350728: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96669 | 76 | BILLINGTON ACE HARD | METAL FLATS & BRACKETS-W | 350788 | 1 | 7110-430-42-44 | REPAIR AND MAINTENANCE-V | 20.30 | 20.30 |
| Total 350788: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96669 | 76 | BILLINGTON ACE HARD | FAUCET-PARKS | 351294 | 1 | 1000-452-20-44 | FACILITY - REPAIR & MAINTEN | 12.37 | 12.37 |
| 03/16 | 03/10/2016 | 96669 | 76 | BILLINGTON ACE HARD | GLOVES & TOWELS-PARKS | 351294 | 2 | 1000-452-20-46 | SUPPLIES-GENERAL | 35.78 | 35.78 |

M = Manual Check, V = Void Check

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|----------------------------|------------------|--------------|---------------|---------------------|------------------------------|---------------------|---------|----------------|-----------------------------|------------|--------------|
| Total 351294: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96669 | 76 | BILLINGTON ACE HARD | SANITIZER, PAINT-GAS | 351302 | 1 | 7401-430-62-46 | SUPPLIES-GENERAL | 7.72 | 7.72 |
| Total 351302: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96669 | 76 | BILLINGTON ACE HARD | SPRAY PAINT-GAS | 351311 | 1 | 7401-430-62-46 | SUPPLIES-GENERAL | 9.65 | 9.65 |
| Total 351311: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96669 | 76 | BILLINGTON ACE HARD | FAUCET PARTS-PARKS | 351325 | 1 | 1000-452-20-44 | FACILITY - REPAIR & MAINTEN | 5.99 | 5.99 |
| Total 351325: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96670 | 8453 | | REFUND GAS DEPOSIT | 10105050220 | 1 | 7401-2228-000 | DEPOSITS-CUSTOMER | 52.45 | 52.45 |
| Total 10105050220: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96671 | 8455 | | REFUND WATER DEPOSIT | 10122550004 | 1 | 7110-2228-000 | DEPOSITS-CUSTOMER | 65.21 | 65.21 |
| Total 10122550004: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96672 | 1409 | C&S ENGINEERS/COMPA | PROFESSIONAL SER.1/16/16-2/ | 0157453 | 1 | 7201-430-85-43 | PROFESSIONAL SERVICES | 22,544.77 | 22,544.77 |
| Total 0157453: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | 110 NORTH ST | 110NORTH 030216 | 1 | 1000-452-20-44 | DISPOSAL | 234.65 | 234.65 |
| Total 110NORTH 030216: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | 470-895 CIRCLE DR | 470895CIRCLE 030216 | 1 | 7530-451-52-44 | DISPOSAL | 193.08 | 193.08 |
| Total 470895CIRCLE 030216: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - 600 MAI | PLC600MAIN 030216 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLC600MAIN 030216: | | | | | | | | | | | |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|-----------------------------|------------------|--------------|---------------|---------------------|-----------------------------|----------------------|---------|----------------|------------------|------------|--------------|
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - B OF A | PLCBOFA 030216 | 1 | 2007-431-20-44 | DISPOSAL | 18.98 | 18.98 |
| Total PLCBOFA 030216: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - BUEHL | PLCBUEHLER 030216 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLCBUEHLER 030216: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - DIAMO | PLCDMNDMTN 030216 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLCDMNDMTN 030216: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - ELKS L | PLCELKLDGE 030216 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLCELKLDGE 030216: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - FROST | PLCFROSTYMILL 030216 | 1 | 2007-431-20-44 | DISPOSAL | 18.98 | 18.98 |
| Total PLCFROSTYMILL 030216: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - GROCE | PLCGROCERYOTLT 0321 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLCGROCERYOTLT 03216: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - HAIR H | PLCHAIRHNTR 030216 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLCHAIRHNTR 030216: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - HOTEL | PLCHOTELLSN1 030216 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLCHOTELLSN1 030216: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - KNOCH | PLCKNOCHBLD 030216 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLCKNOCHBLD 030216: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - LASSEN | PLCLASSENHS 030216 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |

| GL Period | Check Issue Date | Check Number | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|------------------------------|------------------|--------------|--------------|---------------|---------------------|-------------------------------|----------------------|---------|----------------|------------------|------------|--------------|
| Total PLCCLASSEHNS 030216: | | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - LITTLE I | PLCLITTLEITALY 03216 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLCCLITTLEITALY 03216: | | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - LV CHA | PLCLVCHRTR 030216 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLCCLVCHRTR 030216: | | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - MT LAS | PLCMTLSSNPL 030216 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLCMTLSSNPL 030216: | | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - PANCE | PLCPANGRAPLZA 03021 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLCPANGRAPLZA 030216: | | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - SIERRA | PLCSIERRAJWLY 030216 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLCSIERRAJWLY 030216: | | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - SIERRA | PLCSIERRATHRT 030216 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLCSIERRATHRT 030216: | | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - SVILLE | PLCSVILLEREAL 030216 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLCSVILLEREAL 030216: | | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - UPTOW | PLCUPTOWNPK 030216 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLCUPTOWNPK 030216: | | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - US POS | PLCUSPOSTAL 030216 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLCUSPOSTAL 030216: | | | | | | | | | | | | |

M = Manual Check, V = Void Check

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|-----------------------------|------------------|--------------|---------------|---------------------|-----------------------------|---------------------|---------|----------------|----------------------|------------|--------------|
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - VETS M | PLCVETSMEM 030216 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLCVETSMEM 030216: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | PUBLIC LITTER CANS - WALMA | PLCWALMARTBUS 03021 | 1 | 2007-431-20-44 | DISPOSAL | 37.96 | 37.96 |
| Total PLCWALMARTBUS 030216: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | 925 SIERRA ST-PW | SVL15 030216 | 1 | 7620-430-10-44 | DISPOSAL | 160.42 | 160.42 |
| Total SVL15 030216: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | 66 N LASSEN ST | SVL2 030816 | 1 | 1000-417-10-44 | DISPOSAL | 160.42 | 160.42 |
| Total SVL2 030816: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | 95 N WEATHERLOW ST | SVL5 030216 | 1 | 1000-452-20-44 | DISPOSAL | 193.08 | 193.08 |
| Total SVL5 030216: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | 1801 MAIN ST-PD | SVL7 030216 | 1 | 1000-421-10-44 | DISPOSAL | 96.54 | 96.54 |
| Total SVL7 030216: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96673 | 1307 | C&S WASTE SOLUTIONS | 720 SOUTH ST-SHOP | SVL8 030216 | 1 | 7620-430-10-44 | DISPOSAL | 160.42 | 160.42 |
| Total SVL8 030216: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96674 | 115 | CASELLE INC. | SOFTWARE SUPPORT 4/16 | 71562 | 1 | 1000-417-10-43 | TECHNICAL SVCS | 1,258.00 | 1,258.00 |
| Total 71562: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96675 | 118 | CBC INNOVIS INC | MEMBERSHIP DUES | 6061504075 | 1 | 1000-417-10-48 | DUES AND MEMBERSHIPS | 10.00 | 10.00 |
| Total 6061504075: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96676 | 148 | COMPUTER LOGISTICS | ANNUAL BARRACUDA UPDATE | 66904 | 1 | 1000-417-10-43 | TECHNICAL SVCS | 486.00 | 486.00 |

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| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|-------------------|------------------|--------------|---------------|--------------------|----------------------------|----------------|---------|----------------|----------------------------|------------|--------------|
| Total 66904: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96676 | 148 | COMPUTER LOGISTICS | MONTHLY SER 2HRS | 67007 | 1 | 1000-417-10-43 | TECHNICAL SVCS | 220.00 | 220.00 |
| Total 67007: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96676 | 148 | COMPUTER LOGISTICS | ANTI VIRUS-BARRACUDA 200G | 67020 | 1 | 1000-417-10-43 | TECHNICAL SVCS | 50.00 | 50.00 |
| Total 67020: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96676 | 148 | COMPUTER LOGISTICS | EMAIL & IPHONE SUPPORT | 67064 | 1 | 1000-417-10-43 | TECHNICAL SVCS | 475.60 | 475.60 |
| Total 67064: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96677 | 152 | COUSO TECHNOLOGY & | WEBSITE MAINT 2/16-3/16 | 542061 | 1 | 1000-417-10-43 | TECHNICAL SVCS | 340.00 | 340.00 |
| Total 542061: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96678 | 161 | CSK AUTO INC | RETURN EVAP CORE-STREETS | 2740406921 | 1 | 2007-431-20-44 | REPAIR AND MAINTENANCE-V | 99.30- | 99.30- |
| Total 2740406921: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96678 | 161 | CSK AUTO INC | PICK UP-ASSY & CRANK SENS | 2740406922 | 1 | 1000-452-20-44 | VEHICLE - REPAIR & MAINTEN | 94.39 | 94.39 |
| Total 2740406922: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96678 | 161 | CSK AUTO INC | RETURN PICK-UP ASSY #102-P | 2740407071 | 1 | 1000-452-20-44 | VEHICLE - REPAIR & MAINTEN | 32.58- | 32.58- |
| Total 2740407071: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96678 | 161 | CSK AUTO INC | BLOWER MOTOR #56-GAS | 2740407230 | 1 | 7401-430-62-44 | REPAIR AND MAINT-VEHICLE | 46.99 | 46.99 |
| Total 2740407230: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96678 | 161 | CSK AUTO INC | BATTERY RETURNED-GAS | 2740407374 | 1 | 7401-430-62-46 | SUPPLIES-GENERAL | 107.11- | 107.11- |
| Total 2740407374: | | | | | | | | | | | |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|-------------------------|------------------|--------------|---------------|----------------------|-----------------------------|------------------|---------|----------------|---------------------------|------------|--------------|
| 03/16 | 03/10/2016 | 96678 | 161 | CSK AUTO INC | FUEL CAP #51-WATER | 2740409253 | 1 | 7110-430-42-44 | REPAIR AND MAINTENANCE-V | 13.16 | 13.16 |
| Total 2740409253: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96678 | 161 | CSK AUTO INC | COOLANT #51-WATER | 2740409318 | 1 | 7110-430-42-44 | REPAIR AND MAINTENANCE-V | 59.21 | 59.21 |
| Total 2740409318: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96678 | 161 | CSK AUTO INC | ANTIFREEZE #51-WATER | 2740409386 | 1 | 7110-430-42-44 | REPAIR AND MAINTENANCE-V | 77.34 | 77.34 |
| Total 2740409386: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96679 | 8454 | | REFUND GAS DEPOSIT | 10306805204 | 1 | 7401-2228-000 | DEPOSITS-CUSTOMER | 189.99 | 189.99 |
| Total 10306805204: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96680 | 8451 | EJS QUALITY GARAGE D | FRONT DOOR REPAIRS-PW | 022216 | 1 | 7620-430-10-44 | REPAIR AND MAINTENANCE-MI | 285.00 | 285.00 |
| Total 022216: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96681 | 241 | FEATHER PUBLISHING C | DIAMOND MTN GC AD 020316 | ACCT#437 1182316 | 1 | 7530-451-52-45 | ADVERTISING | 22.00 | 22.00 |
| Total ACCT#437 1182316: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96681 | 241 | FEATHER PUBLISHING C | DIAMOND MTN GC AD 021016 | ACCT#437 1184104 | 1 | 7530-451-52-45 | ADVERTISING | 22.00 | 22.00 |
| Total ACCT#437 1184104: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96681 | 241 | FEATHER PUBLISHING C | PO#7732 BLDG OFFICAL AD 02/ | ACCT#437 1184123 | 1 | 1000-416-10-45 | ADVERTISING | 117.00 | 117.00 |
| Total ACCT#437 1184123: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96681 | 241 | FEATHER PUBLISHING C | DIAMOND MTN GC AD 021716 | ACCT#437 1185883 | 1 | 7530-451-52-45 | ADVERTISING | 22.00 | 22.00 |
| Total ACCT#437 1185883: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96681 | 241 | FEATHER PUBLISHING C | PO#7732 BLDG OFFICAL AD 02/ | ACCT#437 1185892 | 1 | 1000-416-10-45 | ADVERTISING | 117.00 | 117.00 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|-------------------------|------------------|--------------|---------------|----------------------|----------------------------|----------------|---------|----------------|-------------------------|------------|--------------|
| Total ACCT#437 1185892: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96681 | 241 | FEATHER PUBLISHING C | PO#7737 UP HEARING 1608 MA | PO#7737 | 1 | 1000-419-10-45 | ADVERTISING | 51.45 | 51.45 |
| Total PO#7737: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96681 | 241 | FEATHER PUBLISHING C | PO#7738 REZONE 15-018 | PO#7738 | 1 | 1000-419-10-45 | ADVERTISING | 61.25 | 61.25 |
| Total PO#7738: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96682 | 1033 | FGL ENVIRONMENTAL | WEEKLY WATER SAMPLING-W | 671208A | 1 | 7110-430-42-43 | TECHNICAL SVCS | 105.00 | 105.00 |
| Total 671208A: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96683 | 265 | FRONTIER | 257-2520 GOLF COURSE | 2520 030116 | 1 | 7530-451-52-45 | COMMUNICATIONS | 345.41 | 345.41 |
| Total 2520 030116: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96684 | 8449 | | LCAP WOODSTOVE REBATE | 030416 | 1 | 8404-430-12-48 | GRANTS | 1,500.00 | 1,500.00 |
| Total 030416: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96685 | 8458 | | REFUND WATER DEPOSIT | 10210460008 | 1 | 7110-2228-000 | DEPOSITS-CUSTOMER | 49.93 | 49.93 |
| Total 10210460008: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96686 | 7460 | | REFUND GAS DEPOSIT | 10505150005 | 1 | 7401-2228-000 | DEPOSITS-CUSTOMER | 5.36 | 5.36 |
| Total 10505150005: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96687 | 7980 | | REFUND GAS DEPOSIT | 10531800417 | 1 | 7401-2228-000 | DEPOSITS-CUSTOMER | 52.80 | 52.80 |
| Total 10531800417: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96688 | 312 | HISTORIC USA | 2/16 COLLECTIONS, NET | 030916 | 1 | 8401-2228-000 | DEPOSITS PAYABLE | 240.68 | 240.68 |
| 03/16 | 03/10/2016 | 96688 | 312 | HISTORIC USA | 5%FEE 2/16 COLLECTIONS | 030916 | 2 | 8401-2228-000 | DEPOSITS PAYABLE | 12.67 | 12.67 |
| 03/16 | 03/10/2016 | 96688 | 312 | HISTORIC USA | 5%FEE 2/16 COLLECTIONS | 030916 | 3 | 1000-415-10-34 | REIMBURSEMENTS (HUSALAF | 12.67 | 12.67 |

M = Manual Check, V = Void Check

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
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| Total 030916: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96689 | 8461 | | TR EX RENO, NV 3/7/16 | 030916 | 1 | 1000-415-10-45 | TRAINING | 45.05 | 45.05 |
| Total 030916: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96690 | 1362 | IRON MOUNTAIN INFO. M | SHREDDING 2/16-PD | MHA7817 | 1 | 1000-421-10-44 | DISPOSAL | 53.52 | 53.52 |
| Total MHA7817: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96691 | 8446 | | LCAP WOODSTOVE REBATE | 022516 | 1 | 8404-430-12-48 | GRANTS | 1,500.00 | 1,500.00 |
| Total 022516: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96692 | 411 | LASSEN MOTOR PARTS | ANTIFREEZE #151-WATER | 243740 | 1 | 7110-430-42-46 | SUPPLIES-GENERAL | 75.08 | 75.08 |
| Total 243740: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96693 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 770308 | 1 | 2007-431-20-44 | DISPOSAL | 8.03 | 8.03 |
| Total 770308: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96693 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 770309 | 1 | 2007-431-20-44 | DISPOSAL | 12.00 | 12.00 |
| Total 770309: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96693 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 770315 | 1 | 2007-431-20-44 | DISPOSAL | 38.00 | 38.00 |
| Total 770315: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96693 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 770324 | 1 | 2007-431-20-44 | DISPOSAL | 38.00 | 38.00 |
| Total 770324: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96693 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 770446 | 1 | 2007-431-20-44 | DISPOSAL | 5.84 | 5.84 |
| Total 770446: | | | | | | | | | | | |

M = Manual Check, V = Void Check

Check Issue Dates: 3/10/2016 - 3/10/2016

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| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
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| 03/16 | 03/10/2016 | 96693 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 770447 | 1 | 2007-431-20-44 | DISPOSAL | 6.00 | 6.00 |
| Total 770447: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96693 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 770607 | 1 | 2007-431-20-44 | DISPOSAL | 5.00 | 5.00 |
| Total 770607: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96694 | 413 | LASSEN TIRE | 1 FLAT REPAIR #65-WATER | 48000 | 1 | 7110-430-42-44 | REPAIR AND MAINTENANCE-V | 20.00 | 20.00 |
| Total 48000: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96695 | 437 | LMUD | 178 S FAIRFIELD LIGHT-STREE | 030716 | 1 | 2007-431-20-44 | CONSTRUCTION SERVICES | 250.00 | 250.00 |
| Total 030716: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96695 | 437 | LMUD | GOLF COURSE IRR WELL30 HP | 122907 022316 | 1 | 7530-451-52-46 | ELECTRICITY | 27.95 | 27.95 |
| Total 122907 022316: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96695 | 437 | LMUD | GOLF COURSE PUMP STATION | 122910 022316 | 1 | 7530-451-52-46 | ELECTRICITY | 22.72 | 22.72 |
| Total 122910 022316: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96695 | 437 | LMUD | GOLF COURSE IRR PUMP/8TH | 122929 022316 | 1 | 7530-451-52-46 | ELECTRICITY | 14.00 | 14.00 |
| Total 122929 022316: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96695 | 437 | LMUD | GOLF COURSE PUMP HOUSE | 132052 022316 | 1 | 7530-451-52-46 | ELECTRICITY | 85.19 | 85.19 |
| Total 132052 022316: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96695 | 437 | LMUD | 470-895 CIRCLE DR-G/C CLUB | 144281 022316 | 1 | 7530-451-52-46 | ELECTRICITY | 83.74 | 83.74 |
| Total 144281 022316: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96695 | 437 | LMUD | SOUTH ST ROOSEVELT LIGHT- | 1744 022916 | 1 | 1000-452-20-46 | ELECTRICITY | 8.44 | 8.44 |

M = Manual Check, V = Void Check

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount | |
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| Total 1744 022916: | | | | | | | | | | | 8.44 | 8.44 |
| 03/16 | 03/10/2016 | 96695 | 437 | LMUD | RIVERSIDE PARK LIGHT-PARK | 1999 022916 | 1 | 1000-452-20-46 | ELECTRICITY | 36.54 | 36.54 | |
| Total 1999 022916: | | | | | | | | | | | 36.54 | 36.54 |
| 03/16 | 03/10/2016 | 96695 | 437 | LMUD | LITTLE LEAGUE AREA LIGHTS- | 3522 022316 | 1 | 1000-452-20-46 | ELECTRICITY | 33.77 | 33.77 | |
| Total 3522 022316: | | | | | | | | | | | 33.77 | 33.77 |
| 03/16 | 03/10/2016 | 96695 | 437 | LMUD | 925 SIERRA RD SPORTS CTR-P | 60453 022316 | 1 | 1000-452-20-46 | ELECTRICITY | 14.00 | 14.00 | |
| Total 60453 022316: | | | | | | | | | | | 14.00 | 14.00 |
| 03/16 | 03/10/2016 | 96695 | 437 | LMUD | GOLF COURSE CLUB HOUSE | 7394 022316 | 1 | 7530-451-52-46 | ELECTRICITY | 39.32 | 39.32 | |
| Total 7394 022316: | | | | | | | | | | | 39.32 | 39.32 |
| 03/16 | 03/10/2016 | 96695 | 437 | LMUD | GOLF COURSE CART BARN 2 | 7400 022316 | 1 | 7530-451-52-46 | ELECTRICITY | 15.74 | 15.74 | |
| Total 7400 022316: | | | | | | | | | | | 15.74 | 15.74 |
| 03/16 | 03/10/2016 | 96695 | 437 | LMUD | GOLF COURSE BARN 1 & 3 | 9312 022316 | 1 | 7530-451-52-46 | ELECTRICITY | 14.15 | 14.15 | |
| Total 9312 022316: | | | | | | | | | | | 14.15 | 14.15 |
| 03/16 | 03/10/2016 | 96695 | 437 | LMUD | RIVERSIDE PARK LIGHT-PARK | 9501 022916 | 1 | 1000-452-20-46 | ELECTRICITY | 153.19 | 153.19 | |
| Total 9501 022916: | | | | | | | | | | | 153.19 | 153.19 |
| 03/16 | 03/10/2016 | 96696 | 452 | MARTIN SECURITY SYST | 720 SOUTH ST SECURITY 3/16- | 030134 | 1 | 7620-430-10-43 | TECHNICAL SVCS | 40.00 | 40.00 | |
| Total 030134: | | | | | | | | | | | 40.00 | 40.00 |
| 03/16 | 03/10/2016 | 96696 | 452 | MARTIN SECURITY SYST | 470-895 CIRCLE DR SECURITY | 030144 | 1 | 7530-451-50-43 | TECHNICAL SVCS | 40.00 | 40.00 | |
| Total 030144: | | | | | | | | | | | 40.00 | 40.00 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|---------------------|------------------|--------------|---------------|----------------------|----------------------------|----------------|---------|----------------|-----------------------|------------|--------------|
| 03/16 | 03/10/2016 | 96696 | 452 | MARTIN SECURITY SYST | 60 N LASSEN SECURITY 3/16 | 030298 | 1 | 1000-417-10-43 | TECHNICAL SVCS | 43.00 | 43.00 |
| Total 030298: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96697 | 8447 | | REFUND SPRINKLER FEES-FIR | 030316 | 1 | 1000-422-10-34 | PLAN CHECK FEES | 143.50 | 143.50 |
| Total 030316: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96698 | 558 | PLUMAS-SIERRA | INTERNET ACCESS CIRCUIT 2/ | 58020 022916 | 1 | 1000-417-10-45 | COMMUNICATIONS | 812.00 | 812.00 |
| Total 58020 022916: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96699 | 572 | QUILL CORPORATION | DESK CHAIR | 3658149 | 1 | 1000-415-10-46 | SUPPLIES-GENERAL | 113.94 | 113.94 |
| Total 3658149: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96699 | 572 | QUILL CORPORATION | POST ITS-PW | 3704601 | 1 | 7620-430-10-46 | SUPPLIES-GENERAL | 8.16 | 8.16 |
| Total 3704601: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96700 | 8445 | | LCAP WOODSTOVE REBATE | 022416 | 1 | 8404-430-12-48 | GRANTS | 1,500.00 | 1,500.00 |
| Total 022416: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96701 | 1523 | REMEDY ENGINEERING I | STP SC2 ENGINEERING SER-S | 1210 | 1 | 2007-431-32-43 | TECHNICAL SERVICES | 3,923.95 | 3,923.95 |
| Total 1210: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96701 | 1523 | REMEDY ENGINEERING I | STP SC3 ENGINEERING SER-S | 1211 | 1 | 2007-431-33-43 | TECHNICAL SERVICES | 2,290.35 | 2,290.35 |
| Total 1211: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96701 | 1523 | REMEDY ENGINEERING I | STP FC ENGINEERING SER-ST | 4 | 1 | 2007-431-29-43 | PROFESSIONAL SERVICES | 13,755.00 | 13,755.00 |
| Total 4: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96702 | 8096 | | REFUND WATER DEPOSIT | 10128550005 | 1 | 7110-2228-000 | DEPOSITS-CUSTOMER | 41.25 | 41.25 |

M = Manual Check, V = Void Check

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|----------------------|------------------|--------------|---------------|----------------------|--------------------------|----------------|---------|----------------|---------------------------|------------|--------------|
| Total 10128550005: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96703 | 8366 | | REFUND GAS OVERPAYMENT | 10418000008-1 | 1 | 9999-1001-001 | CASH CLEARING - UTILITIES | 36.83 | 36.83 |
| Total 10418000008-1: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96704 | 1076 | SIERRA COFFEE AND BE | BOTTLED WATER 2/25/16 | 45749 | 1 | 1000-417-10-46 | SUPPLIES-GENERAL | 29.00 | 29.00 |
| Total 45749: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96705 | 677 | SUSANVILLE SANITARY | 606 NEVADA ST | 1274 030116 | 1 | 1000-417-10-44 | SEWER | 39.00 | 39.00 |
| Total 1274 030116: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96705 | 677 | SUSANVILLE SANITARY | 66 N LASSEN ST | 1276 030116 | 1 | 1000-417-10-44 | SEWER | 85.60 | 85.60 |
| Total 1276 030116: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96705 | 677 | SUSANVILLE SANITARY | 115 N WEATHERLOW ST-MUSE | 1448 030116 | 1 | 1000-451-80-44 | SEWER | 42.80 | 42.80 |
| Total 1448 030116: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96705 | 677 | SUSANVILLE SANITARY | 65 N WEATHERLOW ST-PARKS | 1449 030116 | 1 | 1000-452-20-44 | SEWER | 85.60 | 85.60 |
| Total 1449 030116: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96705 | 677 | SUSANVILLE SANITARY | 1801 MAIN ST | 2121 030116 | 1 | 1000-421-10-44 | SEWER | 42.80 | 42.80 |
| Total 2121 030116: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96705 | 677 | SUSANVILLE SANITARY | 720 SOUTH ST-PW | 3203 030116 | 1 | 7620-430-10-44 | SEWER | 42.80 | 42.80 |
| Total 3203 030116: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96705 | 677 | SUSANVILLE SANITARY | 1850 RIVER ST-PARKS | 3667 030116 | 1 | 1000-452-20-44 | SEWER | 42.80 | 42.80 |
| Total 3667 030116: | | | | | | | | | | | |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|--------------------|------------------|--------------|---------------|---------------------|------------------------------|----------------|---------|----------------|----------------------------|------------|--------------|
| 03/16 | 03/10/2016 | 96705 | 677 | SUSANVILLE SANITARY | 1600 RIVERSIDE DR-PARKS | 3668 030116 | 1 | 1000-452-20-44 | SEWER | 42.80 | 42.80 |
| Total 3668 030116: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96705 | 677 | SUSANVILLE SANITARY | 1200 NORTH ST-PARKS | 3669 030116 | 1 | 1000-452-20-44 | SEWER | 42.80 | 42.80 |
| Total 3669 030116: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96706 | 7831 | | REFUND WATER OVERPAYME | 10508850017 | 1 | 9999-1001-001 | CASH CLEARING - UTILITIES | 26.72 | 26.72 |
| Total 10508850017: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96707 | 689 | SWRCB FEES | 15/16 WASTE FEES - G/C #1800 | SW1003471 | 1 | 7530-451-50-48 | TAXES, FEES, PERMITS & CHA | 800.00 | 800.00 |
| Total SW1003471: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96708 | 1151 | THE DAILY DISPATCH | FIRE CAPTAIN AD | 2015837 | 1 | 1000-416-10-45 | ADVERTISING | 385.00 | 385.00 |
| Total 2015837: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96708 | 1151 | THE DAILY DISPATCH | FIRE CAPTAIN AD | 2015973 | 1 | 1000-416-10-45 | ADVERTISING | 385.00 | 385.00 |
| Total 2015973: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96709 | 8450 | | LCAP WOODSTOVE REBATE | 030816 | 1 | 8404-430-12-48 | GRANTS | 1,500.00 | 1,500.00 |
| Total 030816: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96710 | 740 | | REFUND SPRINKLER FEES-FIR | 030316 | 1 | 1000-422-10-34 | PLAN CHECK FEES | 205.00 | 205.00 |
| Total 030316: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96711 | 8459 | | REFUND GAS DEPOSIT | 10302500105 | 1 | 7401-2228-000 | DEPOSITS-CUSTOMER | 150.22 | 150.22 |
| Total 10302500105: | | | | | | | | | | | |
| 03/16 | 03/10/2016 | 96712 | 8457 | | REFUND WATER DEPOSIT | 10514550006 | 1 | 7110-2228-000 | DEPOSITS-CUSTOMER | 20.01 | 20.01 |
| 03/16 | 03/10/2016 | 96712 | 8457 | | REFUND GAS DEPOSIT | 10514550006 | 2 | 7401-2228-000 | DEPOSITS-CUSTOMER | 200.00 | 200.00 |

M = Manual Check, V = Void Check

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|--------------------|------------------|--------------|---------------|-------|-------------|----------------|---------|---------------|------------------|------------|--------------|
| Total 10514550006: | | | | | | | | | | | |
| | | | | | | | | | | 220.01 | 220.01 |
| Grand Totals: | | | | | | | | | | | |
| | | | | | | | | | | 62,292.80 | 62,292.80 |

Report Criteria:
 Report type: GL detail
 Check: Voided = False

Report Criteria:
 Report type: GL detail
 Check Voided = False

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|---------------|------------------|--------------|---------------|----------------------------|-------------|----------------|---------|----------------|----------------------------|------------|--------------|
| 03/16 | 03/11/2016 | 96713 | 8462 | LASSEN/MODOC FOOD B | DONATION | 031116 | 1 | 1000-466-33-46 | CIVIC CONTRIBUTIONS | 1,500.00 | 1,500.00 |
| Total 031116: | | | | | | | | | | | |
| 03/16 | 03/11/2016 | 96714 | 579 | REIM MED INS-1/2015-2/2016 | | 031116 | 1 | 7610-2239-006 | RETIREE SICK LEAVE BANK PA | 5,753.00 | 5,753.00 |
| Total 031116: | | | | | | | | | | | |
| Grand Totals: | | | | | | | | | | | |
| | | | | | | | | | | 7,253.00 | 7,253.00 |

Report Criteria:
 Report type: GL detail
 Check Voided = False

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount | |
|---------------|------------------|--------------|---------------|----------------------|---------------------------|----------------|---------|----------------|-----------------------|------------|--------------|-----------|
| 03/16 | 03/14/2016 | 96715 | 1538 | DYER ENGINEERING CO | STP FC ENGINEERING SER-ST | 4 | 1 | 2007-431-29-43 | PROFESSIONAL SERVICES | 13,755.00 | 13,755.00 | |
| Total 4: | | | | | | | | | | | 13,755.00 | 13,755.00 |
| 03/16 | 03/14/2016 | 96716 | 1523 | REMEDY ENGINEERING I | STP SC2 ENGINEERING SER-S | 1210 | 3 | 2007-431-32-43 | TECHNICAL SERVICES | 3,923.95 | 3,923.95 | |
| Total 1210: | | | | | | | | | | | 3,923.95 | 3,923.95 |
| 03/16 | 03/14/2016 | 96716 | 1523 | REMEDY ENGINEERING I | STP SC3 ENGINEERING SER-S | 1211 | 3 | 2007-431-33-43 | TECHNICAL SERVICES | 2,290.35 | 2,290.35 | |
| Total 1211: | | | | | | | | | | | 2,290.35 | 2,290.35 |
| Grand Totals: | | | | | | | | | | | 19,969.30 | 19,969.30 |

Report Criteria:

Transmittal checks included

| Pay Period Date | Journal Code | Check Issue Date | Check Number | Payee | Payee ID | GL Account | Amount |
|--------------------|-----------------|---------------------|-----------------|-----------------------|-------------|-------------|------------|
| 03/11/2016 | CDPT | 03/16/2016 | 488 | CITY OF SUSANVILLE PA | 1 | 7650-2203-1 | 6,964.75- |
| 03/11/2016 | CDPT | 03/16/2016 | 488 | CITY OF SUSANVILLE PA | 1 | 7650-2203-1 | 6,856.20- |
| 03/11/2016 | CDPT | 03/16/2016 | 488 | CITY OF SUSANVILLE PA | 1 | 7650-2203-1 | 2,145.83- |
| 03/11/2016 | CDPT | 03/16/2016 | 488 | CITY OF SUSANVILLE PA | 1 | 7650-2203-1 | 2,145.83- |
| 03/11/2016 | CDPT | 03/16/2016 | 488 | CITY OF SUSANVILLE PA | 1 | 7650-2203-1 | 17,276.92- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 723.75- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 5,812.49- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 1,714.35- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 2,505.90- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 485.61- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 1,567.94- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 153.96- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 79.56- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 19.71- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 1,146.53- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 1,144.12- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 1,245.32- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 1,207.75- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 353.64- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 342.96- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 16.00- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 4,297.25- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 970.28- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 2,050.43- |
| 03/11/2016 | CDPT | 03/16/2016 | 489 | P.E.R.S. | 8 | 7650-2203-1 | 32.00- |
| 02/26/2016 | CDPT | 03/16/2016 | 490 | LABORERS TRUST FUND | 9 | 7650-2203-1 | 986.00- |
| 03/11/2016 | CDPT | 03/16/2016 | 490 | LABORERS TRUST FUND | 9 | 7650-2203-1 | 1,111.00- |
| 03/11/2016 | CDPT | 03/16/2016 | 490 | LABORERS TRUST FUND | 9 | 7650-2203-1 | 70,091.00- |
| 03/11/2016 | CDPT | 03/16/2016 | 491 | EMPLOYMENT DEV. DEP | 6 | 7650-2203-1 | 4,897.53- |
| 03/11/2016 | CDPT | 03/16/2016 | 492 | EMPLOYMENT DEV DEP | 7 | 7650-2203-1 | 1,225.04- |
| 02/26/2016 | CDPT | 03/16/2016 | 96723 | AFLAC | 14 | 8403-2239-0 | 460.62- |
| 02/26/2016 | CDPT | 03/16/2016 | 96723 | AFLAC | 14 | 7650-2203-0 | 120.61- |
| 03/11/2016 | CDPT | 03/16/2016 | 96723 | AFLAC | 14 | 8403-2239-0 | 431.05- |
| 03/11/2016 | CDPT | 03/16/2016 | 96723 | AFLAC | 14 | 7650-2203-0 | 120.61- |
| 03/11/2016 | CDPT | 03/16/2016 | 96724 | | 40 | 7650-2203-0 | 348.46- |
| 03/11/2016 | CDPT | 03/16/2016 | 96725 | CA STATE DISBURSEME | 35 | 7650-2203-0 | 155.07- |
| 03/11/2016 | CDPT | 03/16/2016 | 96726 | CA STATE DISBURSEME | 36 | 7650-2203-0 | 103.84- |
| 03/11/2016 | CDPT | 03/16/2016 | 96727 | CA STATE DISBURSEME | 37 | 7650-2203-0 | 69.23- |
| 02/26/2016 | CDPT | 03/16/2016 | 96728 | GOLDEN ONE CREDIT U | 12 | 7650-2203-0 | 553.00- |
| 03/11/2016 | CDPT | 03/16/2016 | 96728 | GOLDEN ONE CREDIT U | 12 | 7650-2203-0 | 553.00- |
| 03/11/2016 | CDPT | 03/16/2016 | 96729 | JEFFERSON PILOT FINA | 22 | 7650-2203-1 | 160.52- |
| 03/11/2016 | CDPT | 03/16/2016 | 96729 | JEFFERSON PILOT FINA | 22 | 7650-2203-1 | 161.45- |
| 03/11/2016 | CDPT | 03/16/2016 | 96730 | NATIONWIDE RETIREME | 5 | 7650-2203-0 | 1,100.00- |
| 02/26/2016 | CDPT | 03/16/2016 | 96731 | NEW IMAGE RACQUETB | 30 | 7650-2203-0 | 153.00- |
| 03/11/2016 | CDPT | 03/16/2016 | 96731 | NEW IMAGE RACQUETB | 30 | 7650-2203-0 | 191.00- |
| 02/26/2016 | CDPT | 03/16/2016 | 96732 | OPERATING ENGINEERS | 11 | 7650-2203-0 | 656.00- |
| 03/11/2016 | CDPT | 03/16/2016 | 96732 | OPERATING ENGINEERS | 11 | 7650-2203-0 | 497.00- |
| 02/26/2016 | CDPT | 03/16/2016 | 96733 | PRE-PAID LEGAL SERVI | 13 | 7650-2203-0 | 15.96- |
| 03/11/2016 | CDPT | 03/16/2016 | 96733 | PRE-PAID LEGAL SERVI | 13 | 7650-2203-0 | 7.97- |
| 03/11/2016 | CDPT | 03/16/2016 | 96734 | STATE OF CALIF FRAN T | 27 | 7650-2203-0 | 378.69- |
| 02/26/2016 | CDPT | 03/16/2016 | 96735 | UPEC, LOCAL 792 | 10 | 7650-2203-1 | 21.25- |
| 03/11/2016 | CDPT | 03/16/2016 | 96735 | UPEC, LOCAL 792 | 10 | 7650-2203-1 | 21.25- |
| 03/11/2016 | CDPT | 03/16/2016 | 96735 | UPEC, LOCAL 792 | 10 | 7650-2203-1 | 2,044.50- |
| 03/11/2016 | CDPT | 03/16/2016 | 96736 | VALIC | 4 | 7650-2203-0 | 2,188.78- |

| Pay Period Date | Journal Code | Check Issue Date | Check Number | Payee | Payee ID | GL Account | Amount |
|--------------------|-----------------|---------------------|-----------------|---------------------|-------------|-------------|--------------------|
| 03/11/2016 | CDPT | 03/16/2016 | 96737 | VANTAGEPOINT TRANS. | 3 | 7650-2203-0 | 62.00- |
| Grand Totals: | | | <u>55</u> | | | | <u>150,144.51-</u> |

Report Criteria:

Transmittal checks included

Check Issue Dates: 3/17/2016 - 3/17/2016

Mar 17, 2016 02:29PM

Report Criteria:
 Report type: GL detail
 Check Voided = False

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount | |
|--------------------|------------------|--------------|---------------|-----------------|---------------------------|----------------|---------|----------------|--------------------------|------------|--------------|----------|
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | CAMERA LENS-PW | 0364 022516 | 1 | 7620-430-10-46 | SUPPLIES-GENERAL | 74.16 | 74.16 | |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | COMPUTER-GAS | 0364 022516 | 2 | 7401-430-62-46 | SUPPLIES-GENERAL | 579.73 | 579.73 | |
| Total 0364 022516: | | | | | | | | | | | 653.89 | 653.89 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | FUEL | 2064 022516 | 1 | 1000-413-20-45 | TRAVEL | 35.11 | 35.11 | |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | CAR WASH | 2064 022516 | 2 | 1000-413-20-46 | SUPPLIES-GENERAL | 9.00 | 9.00 | |
| Total 2064 022516: | | | | | | | | | | | 44.11 | 44.11 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | CITY HALL PHONES | 4028 022516 | 1 | 1000-417-10-45 | COMMUNICATIONS | 496.27 | 496.27 | |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | POSTAGE | 4028 022516 | 2 | 7201-430-81-46 | POSTAGE | 4.48 | 4.48 | |
| Total 4028 022516: | | | | | | | | | | | 500.75 | 500.75 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | KEYBOARD | 4093 022516 | 1 | 1000-415-10-46 | SUPPLIES-GENERAL | 15.02 | 15.02 | |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | RECEIPT PRINTER | 4093 022516 | 2 | 1000-415-10-46 | SUPPLIES-GENERAL | 647.48 | 647.48 | |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | BLDG OFFICIAL AD | 4093 022516 | 3 | 1000-416-10-45 | ADVERTISING | 15.00 | 15.00 | |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | TR EX L.A. 5/4/16 | 4093 022516 | 4 | 1000-412-10-45 | TRAVEL | 866.20 | 866.20 | |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | MOUSE | 4093 022516 | 5 | 1000-415-10-46 | SUPPLIES-GENERAL | 22.20 | 22.20 | |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | METERED LIGHT BOX-PARKS | 4093 022516 | 6 | 1000-452-20-46 | SUPPLIES-GENERAL | 484.04 | 484.04 | |
| Total 4093 022516: | | | | | | | | | | | 2,049.94 | 2,049.94 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | TR EX RENO 2/17/16 | 4135 022516 | 1 | 1000-422-10-45 | TRAVEL | 275.00 | 275.00 | |
| Total 4135 022516: | | | | | | | | | | | 275.00 | 275.00 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | TRAFFIC SIGNS-STREETTS | 4168 022516 | 1 | 2007-431-20-46 | SUPPLIES-GENERAL | 223.50 | 223.50 | |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | TIRES #30-STREETS | 4168 022516 | 2 | 2007-431-20-44 | REPAIR AND MAINTENANCE-V | 690.92 | 690.92 | |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | SPRAY PAINT-STREETS | 4168 022516 | 3 | 2007-431-20-46 | SUPPLIES-GENERAL | 82.95 | 82.95 | |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | FILTER FOR SPRAYER-STREET | 4168 022516 | 4 | 2007-431-20-46 | SUPPLIES-SMALL TOOLS | 23.64 | 23.64 | |
| Total 4168 022516: | | | | | | | | | | | 1,021.01 | 1,021.01 |

Check Issue Dates: 3/17/2016 - 3/17/2016

Mar 17, 2016 02:29PM

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|--------------------|------------------|--------------|---------------|-----------------|-----------------------------|----------------|---------|----------------|---------------------------|------------|--------------|
| Total 5442 022516: | | | | | | | | | | | |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | CARD, FRAME-PW | 7454 022516 | 1 | 7620-430-10-46 | SUPPLIES-GENERAL | 8.57 | 8.57 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | POSTAGE-GAS | 7454 022516 | 2 | 7401-430-62-46 | POSTAGE | 15.28 | 15.28 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | STREET SAVER RENEWAL-PW | 7454 022516 | 3 | 7620-430-10-47 | SOFTWARE | 1,750.00 | 1,750.00 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | AIRPORT SURVEY-PW | 7454 022516 | 4 | 7620-430-10-44 | REPAIR AND MAINTENANCE-MI | 350.00 | 350.00 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | DESK CHAIR-PW | 7454 022516 | 5 | 7620-430-10-47 | FURNITURE AND FIXTURES | 236.49 | 236.49 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | AUDIO SEMINAR-PW | 7454 022516 | 6 | 7620-430-10-47 | SOFTWARE | 279.00 | 279.00 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | PLANNER-PW | 7454 022516 | 7 | 7620-430-10-46 | SUPPLIES-GENERAL | 35.03 | 35.03 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | MANIFOLD FOR SPRAY RIG-ST | 7454 022516 | 8 | 2007-431-20-44 | REPAIR AND MAINTENANCE-MI | 30.86 | 30.86 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | TR EX TAHOE 4/25/16 | 7454 022516 | 9 | 7110-430-42-45 | TRAVEL | 89.27 | 89.27 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | TR EX TAHOE 4/25/16 | 7454 022516 | 10 | 7110-430-42-45 | TRAVEL | 89.27 | 89.27 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | TR EX TAHOE 4/25/16 | 7454 022516 | 11 | 7110-430-42-45 | TRAVEL | 89.27 | 89.27 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | CLICK PRO 2010,INT TRANS FE | 7454 022516 | 12 | 7401-430-62-47 | SOFTWARE | 40.22 | 40.22 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | WEB BUILDER-PW | 7454 022516 | 13 | 7620-430-10-48 | DUES AND MEMBERSHIPS | 24.90 | 24.90 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | DOMAIN RENEWAL-PW | 7454 022516 | 14 | 7620-430-10-45 | COMMUNICATIONS | 37.00 | 37.00 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | SOFTWARE-PW | 7454 022516 | 15 | 7620-430-10-47 | SOFTWARE | 49.99 | 49.99 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | POSTAGE-PW | 7454 022516 | 16 | 7620-430-10-46 | POSTAGE | 33.88 | 33.88 |
| Total 7454 022516: | | | | | | | | | | | |
| | | | | | | | | | | 3,159.03 | 3,159.03 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | MANOMETER-GAS | 7575 022516 | 1 | 7401-430-62-46 | SUPPLIES-SMALL TOOLS | 142.44 | 142.44 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | SOLAR CONTROLLERWARRAN | 7575 022516 | 2 | 7401-430-62-46 | SUPPLIES-GENERAL | 114.30 | 114.30 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | COMPUTER MODEM-GAS | 7575 022516 | 3 | 7401-430-62-46 | SUPPLIES-GENERAL | 96.42 | 96.42 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | CELL PHONE CASES-GAS | 7575 022516 | 4 | 7401-430-62-46 | SUPPLIES-GENERAL | 35.67 | 35.67 |
| Total 7575 022516: | | | | | | | | | | | |
| | | | | | | | | | | 388.83 | 388.83 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | WEB CAM-FIRE | 7979 022516 | 1 | 1000-422-10-47 | MACHINERY AND EQUIPMENT | 51.25 | 51.25 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | WEIGHTED VESTS-FIRE | 7979 022516 | 2 | 1000-422-10-46 | SUPPLIES-GENERAL | 370.61 | 370.61 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | HAND SANITIZER,COFFEE-FIRE | 7979 022516 | 3 | 1000-422-10-48 | MISCELLANEOUS | 76.28 | 76.28 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | POSTAGE-FIRE | 7979 022516 | 4 | 1000-422-10-46 | POSTAGE | 6.96 | 6.96 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | LYSOL SOAP TOWELS-FIRE | 7979 022516 | 5 | 1000-422-10-46 | SUPPLIES-JANITORIAL | 41.59 | 41.59 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | SCBA BOTTLES-FIRE | 7979 022516 | 6 | 1000-422-10-45 | ADVERTISING | 50.00 | 50.00 |
| 03/16 | 03/17/2016 | 96739 | 884 | BANK OF AMERICA | FUEL-FIRE | 7979 022516 | 7 | 1000-422-10-46 | GASOLINE | 752.09 | 752.09 |
| Total 7979 022516: | | | | | | | | | | | |
| | | | | | | | | | | 1,348.78 | 1,348.78 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
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| Grand Totals: | | | | | | | | | | | |
| | | | | | | | | | | 11,978.61 | 11,978.61 |

Report Criteria:
 Report type: GL detail
 Check Voided = False

Report Criteria:
 Report type: GL detail
 Check Voided = False

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|-------------------|------------------|--------------|---------------|--------------------|----------------------------|----------------|---------|----------------|------------------|------------|--------------|
| 03/16 | 03/18/2016 | 96740 | 4 | ABB INC. | TOTALFLOW UPGRADE/TECHN | 7102858772 | 1 | 7401-430-62-43 | TECHNICAL SVCS | 9,938.00 | 9,938.00 |
| 03/16 | 03/18/2016 | 96740 | 4 | ABB INC. | TOTALFLOW UPGRADE/TECHN | 7102858772 | 2 | 7401-430-62-43 | TECHNICAL SVCS | 540.18 | 540.18 |
| Total 7102858772: | | | | | | | | | | 10,478.18 | 10,478.18 |
| 03/16 | 03/18/2016 | 96741 | 21 | AIRGAS USA, LLC | CHLORINE WATER | 9048977080 | 1 | 7110-430-42-46 | SUPPLIES-GENERAL | 373.89 | 373.89 |
| Total 9048977080: | | | | | | | | | | 373.89 | 373.89 |
| 03/16 | 03/18/2016 | 96742 | 40 | AMP'S ELECTRIC | SERVICE HVAC UNIT-FIRE | 2669 | 1 | 1000-422-10-43 | TECHNICAL SVCS | 152.43 | 152.43 |
| Total 2669: | | | | | | | | | | 152.43 | 152.43 |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 12/17/15-G | 5064242771 | 1 | 7401-430-62-44 | LINEN SERVICES | 111.16 | 111.16 |
| Total 5064242771: | | | | | | | | | | 111.16 | 111.16 |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 12/17/15-W | 5064242773 | 1 | 7110-430-42-44 | LINEN SERVICE | 51.00 | 51.00 |
| Total 5064242773: | | | | | | | | | | 51.00 | 51.00 |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 12/24/15-G | 5064257186 | 1 | 7401-430-62-44 | LINEN SERVICES | 61.21 | 61.21 |
| Total 5064257186: | | | | | | | | | | 61.21 | 61.21 |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 12/24/15-W | 5064257188 | 1 | 7110-430-42-44 | LINEN SERVICE | 51.00 | 51.00 |
| Total 5064257188: | | | | | | | | | | 51.00 | 51.00 |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 12/31/15-G | 5064271299 | 1 | 7401-430-62-44 | LINEN SERVICES | 61.21 | 61.21 |
| Total 5064271299: | | | | | | | | | | 61.21 | 61.21 |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 12/31/15-W | 5064271301 | 1 | 7110-430-42-44 | LINEN SERVICE | 51.00 | 51.00 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|-------------------|------------------|--------------|---------------|--------------------|-----------------------------|----------------|---------|----------------|------------------|------------|--------------|
| Total 5064271301: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 01/07/16-G | 5064285706 | 1 | 7401-430-62-44 | LINEN SERVICES | 122.83 | 122.83 |
| Total 5064285706: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | TOWELS, MATS-PW | 5064285707 | 1 | 7620-430-10-44 | LINEN SERVICE | 27.88 | 27.88 |
| Total 5064285707: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 01/07/16-W | 5064285708 | 1 | 7110-430-42-44 | LINEN SERVICE | 51.00 | 51.00 |
| Total 5064285708: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 01/14/16-G | 5064299994 | 1 | 7401-430-62-44 | LINEN SERVICES | 51.73 | 51.73 |
| Total 5064299994: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | TOWELS, MATS-PW | 5064299995 | 1 | 7620-430-10-44 | LINEN SERVICE | 84.56 | 84.56 |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 01/14/16-ST | 5064299995 | 2 | 2007-431-20-44 | LINEN SERVICE | 39.48 | 39.48 |
| Total 5064299995: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 01/14/16-W | 5064299996 | 1 | 7110-430-42-44 | LINEN SERVICE | 45.93 | 45.93 |
| Total 5064299996: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 01/21/16-G | 5064314617 | 1 | 7401-430-62-44 | LINEN SERVICES | 51.73 | 51.73 |
| Total 5064314617: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | TOWELS, MATS-PW | 5064314618 | 1 | 7620-430-10-44 | LINEN SERVICE | 35.49 | 35.49 |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 01/21/16-ST | 5064314618 | 2 | 2007-431-20-44 | LINEN SERVICE | 24.41 | 24.41 |
| Total 5064314618: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 01/21/16-W | 5064314619 | 1 | 7110-430-42-44 | LINEN SERVICE | 45.93 | 45.93 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
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| Total 5064314619: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 01/28/16-G | 5064329289 | 1 | 7401-430-62-44 | LINEN SERVICES | 51.73 | 51.73 |
| Total 5064329289: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | TOWELS, MATS-PW | 5064329290 | 1 | 7620-430-10-44 | LINEN SERVICE | 32.06 | 32.06 |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 01/28/16-ST | 5064329290 | 2 | 2007-431-20-44 | LINEN SERVICE | 174.12 | 174.12 |
| Total 5064329290: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 01/28/16-W | 5064329291 | 1 | 7110-430-42-44 | LINEN SERVICE | 45.93 | 45.93 |
| Total 5064329291: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 02/04/16-G | 634344016 | 1 | 7401-430-62-44 | LINEN SERVICES | 51.73 | 51.73 |
| Total 634344016: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | TOWELS, MATS-PW | 634344017 | 1 | 7620-430-10-44 | LINEN SERVICE | 29.43 | 29.43 |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 02/4/16-ST | 634344017 | 2 | 2007-431-20-44 | LINEN SERVICE | 42.44 | 42.44 |
| Total 634344017: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 02/04/16-W | 634344018 | 1 | 7110-430-42-44 | LINEN SERVICE | 45.93 | 45.93 |
| Total 634344018: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 02/11/16-G | 634358711 | 1 | 7401-430-62-44 | LINEN SERVICES | 51.73 | 51.73 |
| Total 634358711: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | TOWELS, MATS-PW | 634358712 | 1 | 7620-430-10-44 | LINEN SERVICE | 28.58 | 28.58 |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 02/11/16-ST | 634358712 | 2 | 2007-431-20-44 | LINEN SERVICE | 42.40 | 42.40 |
| Total 634358712: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 02/11/16-W | 634358713 | 1 | 7110-430-42-44 | LINEN SERVICE | 45.93 | 45.93 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
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| Total 634358713: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 02/28/16-G | 634373463 | 1 | 7401-430-62-44 | LINEN SERVICES | 51.73 | 51.73 |
| Total 634373463: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | TOWELS, MATS-PW | 634373464 | 1 | 7620-430-10-44 | LINEN SERVICE | 32.26 | 32.26 |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 02/18/16-ST | 634373464 | 2 | 2007-431-20-44 | LINEN SERVICE | 42.72 | 42.72 |
| Total 634373464: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 02/18/16-W | 634373465 | 1 | 7110-430-42-44 | LINEN SERVICE | 45.93 | 45.93 |
| Total 634373465: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 02/25/16-G | 634387989 | 1 | 7401-430-62-44 | LINEN SERVICES | 51.73 | 51.73 |
| Total 634387989: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | TOWELS, MATS-PW | 634387990 | 1 | 7620-430-10-44 | LINEN SERVICE | 27.78 | 27.78 |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 02/25/16-ST | 634387990 | 2 | 2007-431-20-44 | LINEN SERVICE | 42.32 | 42.32 |
| Total 634387990: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 02/25/16-W | 634387991 | 1 | 7110-430-42-44 | LINEN SERVICE | 45.93 | 45.93 |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | TOWELS, MAT-PW | 634387991 | 2 | 7620-430-10-44 | LINEN SERVICE | 76.00 | 76.00 |
| Total 634387991: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | TOWELS, MATS-PW | 634402705 | 1 | 7620-430-10-44 | LINEN SERVICE | 102.75 | 102.75 |
| Total 634402705: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 03/03/16-G | 634402719 | 1 | 7401-430-62-44 | LINEN SERVICES | 51.73 | 51.73 |
| Total 634402719: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 03/6/16-ST | 634402720 | 1 | 2007-431-20-44 | LINEN SERVICE | 45.90 | 45.90 |

M = Manual Check, V = Void Check

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|------------------|------------------|--------------|---------------|----------------------|----------------------------|----------------|---------|----------------|--------------------------|------------|--------------|
| Total 634402720: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 03/16-WA | 634402721 | 1 | 7110-430-42-44 | LINEN SERVICE | 42.41 | 42.41 |
| Total 634402721: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | TOWELS, MATS-PW | 634417239 | 1 | 7620-430-10-44 | LINEN SERVICE | 27.75 | 27.75 |
| Total 634417239: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96743 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 03/10/16-G | 634417254 | 1 | 7401-430-62-44 | LINEN SERVICES | 51.73 | 51.73 |
| Total 634417254: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96744 | 1231 | ASBURY ENVIRONMENT | WASHER REPAIR-STREETS | 130581868 | 1 | 2007-431-20-44 | REPAIR AND MAINTENANCE-V | 33.52 | 33.52 |
| 03/16 | 03/18/2016 | 96744 | 1231 | ASBURY ENVIRONMENT | WASHER REPAIR-WATER | 130581868 | 2 | 7110-430-42-44 | REPAIR AND MAINTENANCE-V | 57.39 | 57.39 |
| 03/16 | 03/18/2016 | 96744 | 1231 | ASBURY ENVIRONMENT | WASHER REPAIR-GAS | 130581868 | 3 | 7401-430-62-44 | REPAIR AND MAINT-VEHICLE | 43.18 | 43.18 |
| Total 130581868: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96745 | 68 | BECKWITH MD, DAVID R | FIRE FIGHTER QUESTIONNAIR | 022516 | 1 | 1000-422-10-43 | PROFESSIONAL SVCS | 325.00 | 325.00 |
| Total 022516: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96745 | 68 | BECKWITH MD, DAVID R | FIRE FIGHTER QUESTIONNAIR | 022616 | 1 | 1000-422-10-43 | PROFESSIONAL SVCS | 325.00 | 325.00 |
| Total 022616: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96745 | 68 | BECKWITH MD, DAVID R | FIRE FIGHTER QUESTIONNAIR | 030716 | 1 | 1000-422-10-43 | PROFESSIONAL SVCS | 325.00 | 325.00 |
| Total 030716: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96745 | 68 | BECKWITH MD, DAVID R | PRE EMPLOYMENT PHYSICAL | 031116 | 1 | 1000-416-10-43 | PROFESSIONAL SVCS | 100.00 | 100.00 |
| 03/16 | 03/18/2016 | 96745 | 68 | BECKWITH MD, DAVID R | FIRE FIGHTER PHY & SPIROME | 031116 | 2 | 1000-422-10-43 | PROFESSIONAL SVCS | 150.00 | 150.00 |
| Total 031116: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96745 | 68 | BECKWITH MD, DAVID R | FIRE FIGHTER PHY & SPIROME | 22216 | 1 | 1000-422-10-43 | PROFESSIONAL SVCS | 150.00 | 150.00 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|---------------|------------------|--------------|---------------|----------------------|----------------------------|----------------|---------|----------------|-----------------------------|------------|--------------|
| Total 22216: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96745 | 68 | BECKWITH MD, DAVID R | EMPLOYMENT PHYSICAL | 30716 | 1 | 1000-416-10-43 | PROFESSIONAL SVCS | 100.00 | 100.00 |
| Total 30716: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96745 | 68 | BECKWITH MD, DAVID R | POLICE OFFICER PHYSICAL | 31116 | 1 | 1000-416-10-43 | PROFESSIONAL SVCS | 100.00 | 100.00 |
| Total 31116: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96746 | 76 | BILLINGTON ACE HARD | REPAIR SPRAYER-STREETS | 350857 | 1 | 2007-431-20-44 | REPAIR AND MAINTENANCE-MI | 9.85 | 9.85 |
| Total 350857: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96746 | 76 | BILLINGTON ACE HARD | TOWELS, PAINT REMOVER-ST | 350957 | 1 | 2007-431-20-46 | SUPPLIES-GENERAL | 17.39 | 17.39 |
| Total 350957: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96746 | 76 | BILLINGTON ACE HARD | LIGHTER, FASTENERS-FIRE | 351094 | 1 | 1000-422-10-44 | FACILITY - REPAIR & MAINTEN | 40.16 | 40.16 |
| 03/16 | 03/18/2016 | 96746 | 76 | BILLINGTON ACE HARD | PVC, BUSHINGS #623-FIRE | 351094 | 2 | 1000-422-10-44 | VEHICLE - REPAIR & MAINTEN | 11.20 | 11.20 |
| Total 351094: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96746 | 76 | BILLINGTON ACE HARD | SAW-STREETS | 351198 | 1 | 2007-431-24-47 | IMPROVEMENT OTHER THAN B | 15.47 | 15.47 |
| Total 351198: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96746 | 76 | BILLINGTON ACE HARD | CEMENT, MORTAR MIX-STREE | 351358 | 1 | 2007-431-24-47 | IMPROVEMENT OTHER THAN B | 36.25 | 36.25 |
| Total 351358: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96746 | 76 | BILLINGTON ACE HARD | ELBOWS, VALVE-FIRE | 351394 | 1 | 1000-422-10-44 | FACILITY - REPAIR & MAINTEN | 4.53 | 4.53 |
| Total 351394: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96746 | 76 | BILLINGTON ACE HARD | TRASH CAN, LIGHT BULBS-PAR | 351969 | 1 | 1000-452-20-46 | SUPPLIES-GENERAL | 100.53 | 100.53 |

M = Manual Check, V = Void Check

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|------------------------|------------------|--------------|---------------|----------------------|----------------------------|-----------------|---------|----------------|----------------------------|------------|--------------|
| Total 351969: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96746 | 76 | BILLINGTON ACE HARD | GOPHER BAIT, ELECTRIC TEST | 352042 | 1 | 1000-452-20-46 | SUPPLIES-GENERAL | 144.91 | 144.91 |
| Total 352042: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96747 | 1307 | C&S WASTE SOLUTIONS | 1505 MAIN ST | 1505MAIN 030216 | 1 | 1000-422-10-44 | DISPOSAL | 160.42 | 160.42 |
| Total 1505MAIN 030216: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96748 | 173 | DATCO SERVICES | SUBSTANCE TEST-02/16 | 29081084 | 1 | 1000-416-10-43 | TECHNICAL SVCS | 104.00 | 104.00 |
| Total 29081084: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96749 | 184 | DEPARTMENT OF JUSTI | FINGERPRINTS - CITY EMPLOY | 152222 | 1 | 1000-416-10-45 | FINGERPRINTING SERVICES | 96.00 | 96.00 |
| 03/16 | 03/18/2016 | 96749 | 184 | DEPARTMENT OF JUSTI | FINGERPRINTS - APPS | 152222 | 2 | 1000-421-10-45 | FINGERPRINTING SERVICES | 32.00 | 32.00 |
| Total 152222: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96750 | 194 | DIAMOND SAW SHOP IN | PUMP ASSEMBLY-FIRE | 14355 | 1 | 1000-422-10-47 | MACHINERY AND EQUIPMENT | 275.95 | 275.95 |
| Total 14355: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96750 | 194 | DIAMOND SAW SHOP IN | GENERATOR #73-GAS | 14363 | 1 | 7401-430-63-47 | VEHICLES | 2,859.45 | 2,859.45 |
| Total 14363: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96751 | 219 | ED STAUB & SONS PETR | OIL-FIRE | 1316559 | 1 | 1000-422-10-44 | VEHICLE - REPAIR & MAINTEN | 604.85 | 604.85 |
| Total 1316559: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96751 | 219 | ED STAUB & SONS PETR | PROPANE-STREETTS | 1317328 | 1 | 2007-431-20-46 | SUPPLIES-GENERAL | 17.07 | 17.07 |
| Total 1317328: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96752 | 1484 | EDGES ELECTRICAL GR | CONDUIT, COUPLINGS-STREE | S3726890001 | 1 | 2007-431-24-47 | IMPROVEMENT OTHER THAN B | 81.39 | 81.39 |

Check Issue Dates: 3/18/2016 - 3/18/2016

Mar 18, 2016 11:49AM

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|--------------------|------------------|--------------|---------------|---------------------|-----------------------------|----------------|---------|----------------|---------------------------|------------|--------------|
| Total S3726890001: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96753 | 238 | FASTENAL COMPANY | EYEWASH BOTTLE-FIRE | 69657 | 1 | 1000-422-10-46 | SUPPLIES-SAFETY ITEMS | 52.52 | 52.52 |
| Total 69657: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96754 | 257 | FOREST OFFICE EQUIP | KYOCERA COPIER 2/16-PW | CC7202 | 1 | 7620-430-10-43 | TECHNICAL SVCS | 429.75 | 429.75 |
| Total CC7202: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96754 | 257 | FOREST OFFICE EQUIP | MAINT CONTRACT FOLD MACH | CC7235 | 1 | 7401-430-62-44 | REPAIR AND MAINTENANCE-MI | 42.00 | 42.00 |
| 03/16 | 03/18/2016 | 96754 | 257 | FOREST OFFICE EQUIP | MAINT CONTRACT FOLD MACH | CC7235 | 2 | 7110-430-42-44 | REPAIR AND MAINTENANCE-MI | 42.00 | 42.00 |
| Total CC7235: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96755 | 265 | FRONTIER | 257-1000 DSL SERVICE | 1000 030516 | 1 | 1000-417-10-45 | COMMUNICATIONS | 145.00 | 145.00 |
| 03/16 | 03/18/2016 | 96755 | 265 | FRONTIER | 257-1000 ADMIN FAX | 1000 030516 | 2 | 1000-413-20-45 | COMMUNICATIONS | 1.10 | 1.10 |
| 03/16 | 03/18/2016 | 96755 | 265 | FRONTIER | 257-1000 CITY CLERK FAX | 1000 030516 | 3 | 1000-411-40-45 | COMMUNICATIONS | 1.10 | 1.10 |
| 03/16 | 03/18/2016 | 96755 | 265 | FRONTIER | 257-1000 ADMIN | 1000 030516 | 4 | 1000-413-20-45 | COMMUNICATIONS | 3.00 | 3.00 |
| 03/16 | 03/18/2016 | 96755 | 265 | FRONTIER | 257-1000 CITY CLERK | 1000 030516 | 5 | 1000-411-40-45 | COMMUNICATIONS | 2.37 | 2.37 |
| 03/16 | 03/18/2016 | 96755 | 265 | FRONTIER | 257-1000 FINANCE | 1000 030516 | 6 | 1000-415-10-45 | COMMUNICATIONS | 2.37 | 2.37 |
| 03/16 | 03/18/2016 | 96755 | 265 | FRONTIER | 257-1000 COMM DEVELOPMEN | 1000 030516 | 7 | 1000-419-10-45 | COMMUNICATIONS | 2.36 | 2.36 |
| 03/16 | 03/18/2016 | 96755 | 265 | FRONTIER | 257-1000 CITY HALL | 1000 030516 | 8 | 1000-417-10-45 | COMMUNICATIONS | 237.65 | 237.65 |
| 03/16 | 03/18/2016 | 96755 | 265 | FRONTIER | 257-1000 GAS - DEBIT MACHIN | 1000 030516 | 9 | 7401-430-62-45 | COMMUNICATIONS | 24.15 | 24.15 |
| 03/16 | 03/18/2016 | 96755 | 265 | FRONTIER | 257-1000 WATER - DEBIT MACH | 1000 030516 | 10 | 7110-430-42-45 | COMMUNICATIONS | 24.15 | 24.15 |
| Total 1000 030516: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96755 | 265 | FRONTIER | 257-1033 PARKS | 1033 030516 | 1 | 1000-452-20-45 | COMMUNICATIONS | 226.22 | 226.22 |
| Total 1033 030516: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96755 | 265 | FRONTIER | 257-1041 ADMIN-PW | 1041 030516 | 1 | 7620-430-10-45 | COMMUNICATIONS | 294.27 | 294.27 |
| Total 1041 030516: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96755 | 265 | FRONTIER | 257-1051 PAW STREETS | 1051 030516 | 1 | 7620-430-10-45 | COMMUNICATIONS | 38.22 | 38.22 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount | |
|----------------------|------------------|--------------|---------------|----------------------|----------------------------|----------------|---------|----------------|---------------------------|------------|--------------|----------|
| Total 1051 030516: | | | | | | | | | | | 38.22 | 38.22 |
| 03/16 | 03/18/2016 | 96755 | 265 | FRONTIER | 252-1182 WATER SCADA | 21182 021016 | 1 | 7401-430-62-45 | COMMUNICATIONS | 325.10 | 325.10 | |
| Total 21182 021016: | | | | | | | | | | | 325.10 | 325.10 |
| 03/16 | 03/18/2016 | 96755 | 265 | FRONTIER | 257-2960 HVAC/ELEVATOR LIN | 2960 030516 | 1 | 1000-417-10-45 | COMMUNICATIONS | 64.51 | 64.51 | |
| Total 2960 030516: | | | | | | | | | | | 64.51 | 64.51 |
| 03/16 | 03/18/2016 | 96756 | 1075 | INDEPENDENT ELECTRI | GAS VALVES/STOP PLUGS-GA | S102675126001 | 1 | 7401-430-62-46 | SUPPLIES-GENERAL | 769.05 | 769.05 | |
| Total S102675126001: | | | | | | | | | | | 769.05 | 769.05 |
| 03/16 | 03/18/2016 | 96757 | 1045 | IAFC MEMBERSHIP | MEMBERSHIP 5/15 - 4 | 031416 | 1 | 1000-422-10-48 | DUES AND MEMBERSHIPS | 279.00 | 279.00 | |
| Total 031416: | | | | | | | | | | | 279.00 | 279.00 |
| 03/16 | 03/18/2016 | 96758 | 335 | J.W. WOOD CO INC | REPAIR SPRAYER-STREETS | S087224 | 1 | 2007-431-20-44 | REPAIR AND MAINTENANCE-MI | 6.74 | 6.74 | |
| Total S087224: | | | | | | | | | | | 6.74 | 6.74 |
| 03/16 | 03/18/2016 | 96759 | 372 | KRONICK, MOSKOVITZ | PROFESSIONAL SERVICES 2/2 | 281674 | 1 | 1000-412-10-43 | PROFESSIONAL SVCS | 4,589.00 | 4,589.00 | |
| Total 281674: | | | | | | | | | | | 4,589.00 | 4,589.00 |
| 03/16 | 03/18/2016 | 96760 | 374 | L N CURTIS & SONS | SCBA ADAPTER-FIRE | 138469500 | 1 | 1000-422-10-46 | SUPPLIES-SAFETY ITEMS | 445.70 | 445.70 | |
| Total 138469500: | | | | | | | | | | | 445.70 | 445.70 |
| 03/16 | 03/18/2016 | 96761 | 397 | LASSEN CO FIRE OFFIC | 2016 MEMBERSHIPS | 031416 | 1 | 1000-422-10-48 | DUES AND MEMBERSHIPS | 25.00 | 25.00 | |
| Total 031416: | | | | | | | | | | | 25.00 | 25.00 |
| 03/16 | 03/18/2016 | 96762 | 411 | LASSEN MOTOR PARTS | LIGHTBAR #50-WATER | 242173 | 1 | 7110-430-42-44 | REPAIR AND MAINTENANCE-V | 150.04 | 150.04 | |
| Total 242173: | | | | | | | | | | | 150.04 | 150.04 |

M = Manual Check, V = Void Check

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
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| Total 120270 022916: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96767 | 437 | LMUD | SOUTH ST - PW OFFICE | 14590 022916 | 1 | 7620-430-10-46 | ELECTRICITY | 54.68 | 54.68 |
| Total 14590 022916: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96767 | 437 | LMUD | 66 N LASSEN ST | 2466 030416 | 1 | 1000-417-10-46 | ELECTRICITY | 521.68 | 521.68 |
| Total 2466 030416: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96767 | 437 | LMUD | N WEATHERLOW ST-TENNIS S | 24661 030416 | 1 | 1000-452-20-46 | ELECTRICITY | 14.00 | 14.00 |
| Total 24661 030416: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96767 | 437 | LMUD | CADY SPRINGS-WATER | 26784 022916 | 1 | 7110-430-42-46 | ELECTRICITY | 28.24 | 28.24 |
| Total 26784 022916: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96767 | 437 | LMUD | 65 N WEATHERLOW ST-PARK | 2865 030416 | 1 | 1000-452-20-46 | ELECTRICITY | 76.62 | 76.62 |
| Total 2865 030416: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96767 | 437 | LMUD | 65 N WEATHERLOW ST-MUSEU | 2866 030416 | 1 | 1000-451-80-46 | ELECTRICITY | 31.73 | 31.73 |
| Total 2866 030416: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96767 | 437 | LMUD | 65 N WEATHERLOW ST-COMM | 2867 030416 | 1 | 1000-452-20-46 | ELECTRICITY | 47.28 | 47.28 |
| Total 2867 030416: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96767 | 437 | LMUD | N WEATHERLOW ST-TENNIS C | 2870 030416 | 1 | 1000-452-20-46 | ELECTRICITY | 15.89 | 15.89 |
| Total 2870 030416: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96767 | 437 | LMUD | NORTH ST BALL PARK-MEM FI | 2873 030416 | 1 | 1000-452-20-46 | ELECTRICITY | 36.52 | 36.52 |
| Total 2873 030416: | | | | | | | | | | | |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|---------------------|------------------|--------------|---------------|--------------------|----------------------------|----------------|---------|----------------|-----------------------|------------|--------------|
| 03/16 | 03/18/2016 | 96767 | 437 | LMUD | 1505 MAIN ST | 2876 022316 | 1 | 1000-422-10-46 | ELECTRICITY | 827.62 | 827.62 |
| Total 2876 022316: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96767 | 437 | LMUD | RICHMOND RD BRIDGE-STREE | 35094 022916 | 1 | 2007-431-60-46 | ELECTRICITY | 238.23 | 238.23 |
| Total 35094 022916: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96767 | 437 | LMUD | 115 N WEATHERLOW ST-MUSE | 43866 030416 | 1 | 1000-451-80-46 | ELECTRICITY | 62.68 | 62.68 |
| Total 43866 030416: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96767 | 437 | LMUD | SPRING RIDGE BOOSTER-WAT | 55754 022916 | 1 | 7110-430-42-46 | ELECTRICITY | 197.94 | 197.94 |
| Total 55754 022916: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96767 | 437 | LMUD | NORTH ST PARK LITES-MEM FI | 9283 030416 | 1 | 1000-452-20-46 | ELECTRICITY | 106.99 | 106.99 |
| Total 9283 030416: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96767 | 437 | LMUD | GEOHERMAL PUMP #1 | 9297 030416 | 1 | 7301-430-52-46 | ELECTRICITY | 1,614.49 | 1,614.49 |
| Total 9297 030416: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96767 | 437 | LMUD | MAIN & PINE CHRISTMAS TREE | 94811 030416 | 1 | 1000-466-30-46 | ELECTRICITY | 14.00 | 14.00 |
| Total 94811 030416: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96767 | 437 | LMUD | GEOHERMAL PUMP #2 | 9503 022916 | 1 | 7301-430-52-46 | ELECTRICITY | 80.40 | 80.40 |
| Total 9503 022916: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96767 | 437 | LMUD | HOSPITAL LN-GEO | 9963 022916 | 1 | 7301-430-52-46 | ELECTRICITY | 14.73 | 14.73 |
| Total 9963 022916: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96768 | 438 | LOCAL GOVERNMENT P | CALIFORNIA LAND USE 2016 U | 030216 | 1 | 1000-411-40-46 | BOOKS AND PERIODICALS | 118.66 | 118.66 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|--------------------|------------------|--------------|---------------|-----------------------|----------------------------|----------------|---------|----------------|--------------------------|------------|--------------|
| Total 030216: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96769 | 1416 | | VOLUNTEER 3/9/16 | 031016 | 1 | 1000-422-10-43 | VOLUNTEERS | 25.00 | 25.00 |
| Total 031016: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96770 | 467 | METER VALVE & CONTR | BATTERY PACKS-GAS | 10369 | 1 | 7401-430-62-46 | SUPPLIES-GENERAL | 166.32 | 166.32 |
| Total 10369: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96771 | 481 | MISSION LINEN & UNIFO | JANTORIAL SUPPLIES | 502085755 | 1 | 1000-417-10-46 | SUPPLIES-GENERAL | 267.67 | 267.67 |
| Total 502085755: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96772 | 1300 | | REFUND PHYSICAL EQUIPMEN | 022516 | 1 | 1000-422-10-47 | MACHINERY AND EQUIPMENT | 35.48 | 35.48 |
| Total 022516: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96773 | 510 | NATIONAL METER & AUT | WATER METERS | S1064790001 | 1 | 7110-430-42-46 | SUPPLIES-GENERAL | 6,252.81 | 6,252.81 |
| Total S1064790001: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96774 | 8460 | | LCAP WOODSTOVE REBATE | 030916 | 1 | 8404-430-12-48 | GRANTS | 1,500.00 | 1,500.00 |
| Total 030916: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96775 | 1228 | ONLINE INFORMATION S | ONLINE UTILITY EXCHANGE 2/ | 698817 | 1 | 7401-430-62-43 | TECHNICAL SVCS | 96.08 | 96.08 |
| 03/16 | 03/18/2016 | 96775 | 1228 | ONLINE INFORMATION S | ONLINE UTILITY EXCHANGE 2/ | 698817 | 2 | 7110-430-42-43 | TECHNICAL SVCS | 96.07 | 96.07 |
| Total 698817: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96776 | 545 | PATRICK & COMPANY | DOG/PET LICENSE TAGS 2016- | 915550 | 1 | 1000-421-10-46 | SPAY/NEUTER CLINIC | 311.87 | 311.87 |
| Total 915550: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96777 | 546 | PAYLESS BUILDING SUP | RE BAR-STREETS | 247601 | 1 | 2007-431-24-47 | IMPROVEMENT OTHER THAN B | 46.44 | 46.44 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
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| Total 2476601: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96777 | 546 | PAYLESS BUILDING SUP | RE BAR, ANCHORS-STREETS | 2476606 | 1 | 2007-431-24-47 | IMPROVEMENT OTHER THAN B | 7.10 | 7.10 |
| Total 2476606: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96777 | 546 | PAYLESS BUILDING SUP | RE BAR, ANCHORS-STREETS | 2476614 | 1 | 2007-431-24-47 | IMPROVEMENT OTHER THAN B | 35.48 | 35.48 |
| Total 2476614: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96777 | 546 | PAYLESS BUILDING SUP | SAW BLADE-STREETS | 2476642 | 1 | 2007-431-20-46 | SUPPLIES-GENERAL | 13.00 | 13.00 |
| Total 2476642: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96777 | 546 | PAYLESS BUILDING SUP | 2X6 LUMBER-STREETS | 2476848 | 1 | 2007-431-24-47 | IMPROVEMENT OTHER THAN B | 10.85 | 10.85 |
| Total 2476848: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96778 | 563 | POULSEN WELDING SHO | SHELVES FABRICATION-WATE | 5913 | 1 | 7110-430-42-44 | REPAIR AND MAINTENANCE-V | 415.28 | 415.28 |
| 03/16 | 03/18/2016 | 96778 | 563 | POULSEN WELDING SHO | RE BAR-STREETS | 5913 | 2 | 2007-431-24-47 | IMPROVEMENT OTHER THAN B | 174.50 | 174.50 |
| 03/16 | 03/18/2016 | 96778 | 563 | POULSEN WELDING SHO | WELD TANK BRACKET-SNOW | 5913 | 3 | 2006-431-25-44 | REPAIR & MAINT - VEHICLE | 28.68 | 28.68 |
| Total 5913: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96778 | 563 | POULSEN WELDING SHO | MANIFOLD FABRICATION-GAS | 5914 | 1 | 7401-430-62-46 | SUPPLIES-GENERAL | 434.76 | 434.76 |
| 03/16 | 03/18/2016 | 96778 | 563 | POULSEN WELDING SHO | TANK STAND FABRICATION-ST | 5914 | 2 | 2007-431-20-44 | REPAIR AND MAINTENANCE-MI | 429.01 | 429.01 |
| Total 5914: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96779 | 582 | RAY MORGAN CO INC | FIRE COPIER 3/26/16-4/25/16 | 1159499 | 1 | 1000-422-10-44 | RENT & LEASES EQUIP & VEHI | 32.12 | 32.12 |
| Total 1159499: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96779 | 582 | RAY MORGAN CO INC | DOWN & UPSTAIRS COPIER4/1 | 1168599 | 1 | 1000-417-10-44 | RENT & LEASES EQUIP & VEHI | 262.90 | 262.90 |
| 03/16 | 03/18/2016 | 96779 | 582 | RAY MORGAN CO INC | COPIER 4/16-PD | 1168599 | 2 | 1000-421-10-44 | RENT & LEASES EQUIP & VEHI | 132.43 | 132.43 |
| Total 1168599: | | | | | | | | | | | |
| | | | | | | | | | | 395.33 | 395.33 |

M = Manual Check, V = Void Check

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
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| 03/16 | 03/18/2016 | 96780 | 1082 | SIERRA CASCADE AGGR | COLD MIX-STREET | 5091 | 1 | 2007-431-20-46 | SUPPLIES-GENERAL | 168.96 | 168.96 |
| 03/16 | 03/18/2016 | 96780 | 1082 | SIERRA CASCADE AGGR | COLD MIX-GAS | 5091 | 2 | 7401-430-62-46 | SUPPLIES-GENERAL | 168.95 | 168.95 |
| 03/16 | 03/18/2016 | 96780 | 1082 | SIERRA CASCADE AGGR | COLD MIX-WATER | 5091 | 3 | 7110-430-42-46 | SUPPLIES-GENERAL | 168.96 | 168.96 |
| Total 5091: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96781 | 1076 | SIERRA COFFEE AND BE | BOTTLED WATER 3/15/16 | 45679 | 1 | 1000-417-10-46 | SUPPLIES-GENERAL | 29.00 | 29.00 |
| Total 45679: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96781 | 1076 | SIERRA COFFEE AND BE | WATER SERVICE 3/8/16-PW | 45762 | 1 | 7620-430-10-46 | SUPPLIES-GENERAL | 34.65 | 34.65 |
| Total 45762: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96782 | 872 | SLAKEY BROTHERS INC. | MOTOR INDUCER-GAS | 1116458500 | 1 | 7401-430-62-46 | SUPPLIES-GENERAL | 294.76 | 294.76 |
| Total 1116458500: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96783 | 1382 | SONSRAY MACHINERY L | TRANSMISSION REPAIR #345-S | P0620107 | 1 | 2007-431-20-44 | REPAIR AND MAINTENANCE-V | 465.54 | 465.54 |
| 03/16 | 03/18/2016 | 96783 | 1382 | SONSRAY MACHINERY L | TRANSMISSION REPAIR #345-S | P0620107 | 2 | 2006-431-25-44 | REPAIR & MAINT - VEHICLE | 465.54 | 465.54 |
| Total P0620107: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96784 | 677 | SUSANVILLE SANITARY | 1505 MAIN ST-FIRE | 2064 030116 | 1 | 1000-422-10-44 | SEWER | 42.80 | 42.80 |
| Total 2064 030116: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96785 | 1151 | THE DAILY DISPATCH | EQUIPMENT AD-FIRE | 2016161 | 1 | 1000-422-10-45 | ADVERTISING | 215.00 | 215.00 |
| Total 2016161: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96786 | 1141 | THOMPSON GARAGE DO | REPAIR ON DOORS-FIRE | 83249 | 1 | 1000-422-10-44 | FACILITY - REPAIR & MAINTEN | 188.39 | 188.39 |
| Total 83249: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96787 | 728 | U S POSTMASTER | UB BILLING WATER | 031816 | 1 | 7110-430-42-46 | POSTAGE | 775.52 | 775.52 |
| 03/16 | 03/18/2016 | 96787 | 728 | U S POSTMASTER | UB BILLING GAS | 031816 | 2 | 7401-430-62-46 | POSTAGE | 399.52 | 399.52 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|---------------------|------------------|--------------|---------------|-----------------------|-----------------------------|----------------|---------|----------------|----------------------------|------------|--------------|
| Total 03/18/16: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96788 | 530 | U.S. BANK EQUIPMENT F | COPIER - CITY HALL UP AND D | 299455956 | 1 | 1000-417-10-44 | RENT & LEASES EQUIP & VEHI | 581.04 | 581.04 |
| 03/16 | 03/18/2016 | 96788 | 530 | U.S. BANK EQUIPMENT F | COPIER - POLICE 03/16 | 299455956 | 2 | 1000-421-10-44 | RENT & LEASES EQUIP & VEHI | 290.52 | 290.52 |
| Total 299455956: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96789 | 730 | ULTIMATE CAR WASH | CAR WASH TOKENS-PD | 805147 | 1 | 1000-421-10-44 | VEHICLE - REPAIR & MAINTEN | 91.00 | 91.00 |
| Total 805147: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96790 | 737 | UNITED RENTALS INC | HYDRAULIC LIFT, PUMP, BRIDL | 134644398001 | 1 | 7110-430-42-44 | RENT & LEASES EQUIP & VEHI | 1,309.98 | 1,309.98 |
| Total 134644398001: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96791 | 749 | VERIZON WIRELESS | CELLULAR PHONES - AIR POLL | 9761340691 | 1 | 7620-430-11-45 | COMMUNICATIONS | 55.26 | 55.26 |
| 03/16 | 03/18/2016 | 96791 | 749 | VERIZON WIRELESS | CELLULAR PHONES - BUILDIN | 9761340691 | 2 | 1000-424-20-45 | COMMUNICATIONS | 3.90 | 3.90 |
| 03/16 | 03/18/2016 | 96791 | 749 | VERIZON WIRELESS | CELLULAR PHONES - PARKS | 9761340691 | 3 | 1000-452-20-45 | COMMUNICATIONS | .22 | .22 |
| 03/16 | 03/18/2016 | 96791 | 749 | VERIZON WIRELESS | CELLULAR PHONES - PUBLIC | 9761340691 | 4 | 7620-430-10-45 | COMMUNICATIONS | 496.41 | 496.41 |
| Total 9761340691: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96792 | 770 | WESTERN NEVADA SUP | LIDS-WATER | 66471256 | 1 | 7110-430-42-46 | SUPPLIES-GENERAL | 994.99 | 994.99 |
| Total 66471256: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96792 | 770 | WESTERN NEVADA SUP | CONTROL MODULE-GAS | 66530444 | 1 | 7401-430-62-46 | SUPPLIES-GENERAL | 320.91 | 320.91 |
| Total 66530444: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96792 | 770 | WESTERN NEVADA SUP | COUPLING, PIPE, ELLS-GAS | 66531411 | 1 | 7401-430-62-46 | SUPPLIES-GENERAL | 850.34 | 850.34 |
| Total 66531411: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96792 | 770 | WESTERN NEVADA SUP | PIPE, VALVES-GAS | 66531746 | 1 | 7401-430-62-46 | SUPPLIES-GENERAL | 707.27 | 707.27 |
| Total 66531746: | | | | | | | | | | | |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|-------------------|------------------|--------------|---------------|--------------------|-----------------------------|----------------|---------|----------------|----------------------------|------------|--------------|
| 03/16 | 03/18/2016 | 96792 | 770 | WESTERN NEVADA SUP | PIPE CLAMP-STREETS | 66532004 | 1 | 2007-431-20-44 | REPAIR AND MAINTENANCE-MI | 9.19 | 9.19 |
| Total 66532004: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96792 | 770 | WESTERN NEVADA SUP | ELLS, BUSHINGS, TEFLON TAP | 66532541 | 1 | 2007-431-20-44 | REPAIR AND MAINTENANCE-MI | 11.47 | 11.47 |
| Total 66532541: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96792 | 770 | WESTERN NEVADA SUP | INSULATION #331-STREETS | 66533628 | 1 | 2007-431-20-44 | REPAIR AND MAINTENANCE-V | 32.38 | 32.38 |
| Total 66533628: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96792 | 770 | WESTERN NEVADA SUP | PAINT-WATER | 66541008 | 1 | 7110-430-42-46 | SUPPLIES-GENERAL | 248.84 | 248.84 |
| Total 66541008: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96792 | 770 | WESTERN NEVADA SUP | SWITCH-GAS | 66541687 | 1 | 7401-430-62-46 | SUPPLIES-GENERAL | 56.53 | 56.53 |
| Total 66541687: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96792 | 770 | WESTERN NEVADA SUP | RETURNED PIPE CLAMPS-STR | CM66533197 | 1 | 2007-431-20-46 | SUPPLIES-GENERAL | 1.12- | 1.12- |
| Total CM66533197: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96793 | 1198 | WESTWOOD SANITATIO | PORTABLE TOILET-GOLF COU | A47145 | 1 | 7530-451-52-44 | RENT & LEASES EQUIP & VEHI | 98.88 | 98.88 |
| Total A47145: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96793 | 1198 | WESTWOOD SANITATIO | PORTABLE TOILET - SKYLINE 2 | A47153 | 1 | 1000-452-20-44 | RENT & LEASES EQUIP & VEHI | 98.88 | 98.88 |
| Total A47153: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96793 | 1198 | WESTWOOD SANITATIO | PORTABLE TOILET-GOLF COU | A47163 | 1 | 7530-451-52-44 | RENT & LEASES EQUIP & VEHI | 98.88 | 98.88 |
| Total A47163: | | | | | | | | | | | |
| 03/16 | 03/18/2016 | 96794 | 6345 | | TR EX FOLSOM 03/20/16 YOUN | 22616 | 1 | 1000-419-10-45 | TRAVEL | 199.00 | 199.00 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|---------------|------------------|--------------|---------------|-------|-------------|----------------|---------|---------------|------------------|------------|--------------|
| Total 22616: | | | | | | | | | | | |
| | | | | | | | | | | 199.00 | 199.00 |
| Grand Totals: | | | | | | | | | | | |
| | | | | | | | | | | 54,986.32 | 54,986.32 |

Report Criteria:
 Report type: GL detail
 Check Voided = False

Report Criteria:
 Report type: GL detail
 Check Voided = False

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount | |
|---------------------|------------------|--------------|---------------|--------------------|-----------------------------|----------------|---------|----------------|------------------|------------|--------------|-------|
| 03/16 | 03/24/2016 | 96795 | 44 | ARAMARK UNIFORM SE | CUSTODIAL SUPPLIES 12/17/15 | 5064242772 | 1 | 7620-430-10-44 | LINEN SERVICE | 29.51 | 29.51 | |
| 03/16 | 03/24/2016 | 96795 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 12/17/15-ST | 5064242772 | 2 | 2007-431-20-44 | LINEN SERVICE | 32.16 | 32.16 | |
| Total 5064242772: | | | | | | | | | | | 61.67 | 61.67 |
| 03/16 | 03/24/2016 | 96795 | 44 | ARAMARK UNIFORM SE | CUSTODIAL SUPPLIES 12/24/15 | 5064257187 | 1 | 7620-430-10-44 | LINEN SERVICE | 27.88 | 27.88 | |
| 03/16 | 03/24/2016 | 96795 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 12/24/15-ST | 5064257187 | 2 | 2007-431-20-44 | LINEN SERVICE | 32.02 | 32.02 | |
| Total 5064257187: | | | | | | | | | | | 59.90 | 59.90 |
| 03/16 | 03/24/2016 | 96795 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 12/31/15-ST | 5064271300 | 1 | 2007-431-20-44 | LINEN SERVICE | 32.02 | 32.02 | |
| 03/16 | 03/24/2016 | 96795 | 44 | ARAMARK UNIFORM SE | CUSTODIAL SUPPLIES 12/31/15 | 5064271300 | 2 | 7620-430-10-44 | LINEN SERVICE | 27.88 | 27.88 | |
| Total 5064271300: | | | | | | | | | | | 59.90 | 59.90 |
| 03/16 | 03/24/2016 | 96795 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 01/07/16-ST | 5064285707-1 | 1 | 2007-431-20-44 | LINEN SERVICE | 32.02 | 32.02 | |
| Total 5064285707-1: | | | | | | | | | | | 32.02 | 32.02 |
| 03/16 | 03/24/2016 | 96795 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 03/10/16-ST | 634417255 | 1 | 2007-431-20-44 | LINEN SERVICE | 59.90 | 59.90 | |
| Total 634417255: | | | | | | | | | | | 59.90 | 59.90 |
| 03/16 | 03/24/2016 | 96795 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 03/10/16-W | 634417256 | 1 | 7110-430-42-44 | LINEN SERVICE | 45.93 | 45.93 | |
| Total 634417256: | | | | | | | | | | | 45.93 | 45.93 |
| 03/16 | 03/24/2016 | 96795 | 44 | ARAMARK UNIFORM SE | CUSTODIAL SUPPLIES 03/17/16 | 634431807 | 1 | 7620-430-10-44 | LINEN SERVICE | 27.75 | 27.75 | |
| Total 634431807: | | | | | | | | | | | 27.75 | 27.75 |
| 03/16 | 03/24/2016 | 96795 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 03/17/16-G | 634431821 | 1 | 7401-430-62-44 | LINEN SERVICES | 51.73 | 51.73 | |
| Total 634431821: | | | | | | | | | | | 51.73 | 51.73 |

M = Manual Check, V = Void Check

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|----------------------|------------------|--------------|---------------|------------------------|-----------------------------|----------------|---------|----------------|-------------------|------------|--------------|
| 03/16 | 03/24/2016 | 96795 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 03/17/16-ST | 634431822 | 1 | 2007-431-20-44 | LINEN SERVICE | 42.70 | 42.70 |
| Total 634431822: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96795 | 44 | ARAMARK UNIFORM SE | UNIFORM SERVICE 03/17/16-W | 634431823 | 1 | 7110-430-42-44 | LINEN SERVICE | 35.73 | 35.73 |
| Total 634431823: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96796 | 76 | BILLINGTON ACE HARD | GAS CAN-PARKS | 352286 | 1 | 1000-452-20-46 | SUPPLIES-GENERAL | 21.27 | 21.27 |
| Total 352286: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96796 | 76 | BILLINGTON ACE HARD | ROPE-PARKS | 352311 | 1 | 1000-452-20-46 | SUPPLIES-GENERAL | 8.21 | 8.21 |
| Total 352311: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96796 | 76 | BILLINGTON ACE HARD | KEY CUT-PW | 352389 | 1 | 7620-430-10-46 | SUPPLIES-GENERAL | 1.63 | 1.63 |
| Total 352389: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96796 | 76 | BILLINGTON ACE HARD | SPRAY PAINT-STREETS | 352434 | 1 | 2007-431-20-46 | SUPPLIES-GENERAL | 7.25 | 7.25 |
| Total 352434: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96797 | 7622 | TR EX FOLSOM 4/3/16-PD | | 032116 | 1 | 1000-421-10-45 | TRAINING | 224.00 | 224.00 |
| Total 032116: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96798 | 6780 | REFUND GAS DEPOSIT | | 10426710001-1 | 1 | 7401-2228-000 | DEPOSITS-CUSTOMER | 87.48 | 87.48 |
| Total 10426710001-1: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96798 | 6780 | REFUND GAS DEPOSIT | | 10432450119 | 1 | 7401-2228-000 | DEPOSITS-CUSTOMER | 82.73 | 82.73 |
| Total 10432450119: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96799 | 815 | CALIFORNIA RURAL WAT | CERT. GEORGE, PRITCHARD, | 031816 | 1 | 7110-430-42-45 | TRAVEL | 750.00 | 750.00 |

M = Manual Check, V = Void Check

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|--------------------|------------------|--------------|---------------|----------------------|---------------------------|----------------|---------|----------------|----------------------------|------------|--------------|
| Total 031816: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96800 | 8469 | | REFUND GAS OVERPAYMENT | 10231850001 | 1 | 9999-1001-001 | CASH CLEARING - UTILITIES | 5.61 | 5.61 |
| Total 10231850001: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96801 | 116 | CASHMAN EQUIPMENT | RIM #343-STREETS | 2401919 | 1 | 2007-431-20-44 | REPAIR AND MAINTENANCE-V | 839.11 | 839.11 |
| 03/16 | 03/24/2016 | 96801 | 116 | CASHMAN EQUIPMENT | RIM #343-SNOW | 2401919 | 2 | 2006-431-25-44 | REPAIR & MAINT - VEHICLE | 839.12 | 839.12 |
| Total 2401919: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96802 | 161 | CSK AUTO INC | FLOOR LINERS #73-GAS | 2740411222 | 1 | 7401-430-62-44 | REPAIR AND MAINT-VEHICLE | 99.96 | 99.96 |
| Total 274041122: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96802 | 161 | CSK AUTO INC | STARTER FLUID-STREETS | 2740412163 | 1 | 2007-431-20-44 | REPAIR AND MAINTENANCE-V | 9.64 | 9.64 |
| 03/16 | 03/24/2016 | 96802 | 161 | CSK AUTO INC | STARTER FLUID-WATER | 2740412163 | 2 | 7110-430-42-44 | REPAIR AND MAINTENANCE-V | 16.51 | 16.51 |
| 03/16 | 03/24/2016 | 96802 | 161 | CSK AUTO INC | STARTER FLUID-GAS | 2740412163 | 3 | 7401-430-62-44 | REPAIR AND MAINT-VEHICLE | 12.42 | 12.42 |
| Total 2740412163: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96802 | 161 | CSK AUTO INC | BRAKE DRUM #50-WATER | 2740412903 | 1 | 7110-430-42-44 | REPAIR AND MAINTENANCE-V | 93.59 | 93.59 |
| Total 2740412903: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96803 | 194 | DIAMOND SAW SHOP IN | REPAIR PARTS/MOWER-PARK | 14395 | 1 | 1000-452-20-44 | MISC - REPAIR & MAINTENANC | 219.13 | 219.13 |
| Total 14395: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96804 | 198 | DITCH WITCH EQUIPMEN | HOSE #151-WATER | 221287 | 1 | 7110-430-42-44 | REPAIR AND MAINTENANCE-V | 476.30 | 476.30 |
| Total 221287: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96805 | 1308 | EVAN B SUNDBY PHD | PROFESSIONAL SERVICES | 030916 | 1 | 1000-416-10-43 | PROFESSIONAL SVCS | 250.00 | 250.00 |
| Total 030916: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96806 | 238 | FASTENAL COMPANY | SAFETY GLASSES, EAR PLUGS | 70130 | 1 | 2007-431-20-44 | REPAIR AND MAINTENANCE-V | 5.83 | 5.83 |

M = Manual Check, V = Void Check

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount | |
|---------------------|------------------|--------------|---------------|----------------------|-----------------------------|----------------|---------|----------------|----------------------------|------------|--------------|--------|
| 03/16 | 03/24/2016 | 96806 | 238 | FASTENAL COMPANY | SAFETY GLASSES, EAR PLUGS | 70130 | 2 | 7110-430-42-44 | REPAIR AND MAINTENANCE-V | 10.01 | 10.01 | |
| 03/16 | 03/24/2016 | 96806 | 238 | FASTENAL COMPANY | SAFETY GLASSES, EAR PLUGS | 70130 | 3 | 7401-430-62-44 | REPAIR AND MAINT-VEHICLE | 7.57 | 7.57 | |
| Total 70130: | | | | | | | | | | | 23.41 | 23.41 |
| 03/16 | 03/24/2016 | 96807 | 241 | FEATHER PUBLISHING C | HOUSING ELEMENT HEARING | PO#7739 | 1 | 1000-416-10-45 | ADVERTISING | 98.00 | 98.00 | |
| Total PO#7739: | | | | | | | | | | | 98.00 | 98.00 |
| 03/16 | 03/24/2016 | 96808 | 8468 | FEDERAL LICENSING IN | 2-WAY RADIO LICENSING UPD | 032216 | 1 | 7620-430-10-48 | TAXES, FEES, PERMITS & CHA | 125.00 | 125.00 | |
| Total 032216: | | | | | | | | | | | 125.00 | 125.00 |
| 03/16 | 03/24/2016 | 96809 | 1033 | FGL ENVIRONMENTAL | WEEKLY WATER SAMPLING-W | 671438A | 1 | 7110-430-42-43 | TECHNICAL SVCS | 105.00 | 105.00 | |
| Total 671438A: | | | | | | | | | | | 105.00 | 105.00 |
| 03/16 | 03/24/2016 | 96810 | 285 | FRONTIER | 257-0315 AWOS AIRPORT | 0315 031516 | 1 | 7201-430-81-45 | COMMUNICATIONS | 42.64 | 42.64 | |
| Total 0315 031516: | | | | | | | | | | | 42.64 | 42.64 |
| 03/16 | 03/24/2016 | 96810 | 285 | FRONTIER | 257-1045 PW ENGINEERING | 1045 031516 | 1 | 7620-430-10-45 | COMMUNICATIONS | 48.32 | 48.32 | |
| Total 1045 031516: | | | | | | | | | | | 48.32 | 48.32 |
| 03/16 | 03/24/2016 | 96810 | 265 | FRONTIER | 257-1182 NAT GAS TELEMETRY | 1182 031016 | 1 | 7401-430-62-45 | COMMUNICATIONS | 35.32 | 35.32 | |
| Total 1182 031016: | | | | | | | | | | | 35.32 | 35.32 |
| 03/16 | 03/24/2016 | 96810 | 265 | FRONTIER | 252-1182 WATER SCADA | 21182 031016 | 1 | 7401-430-62-45 | COMMUNICATIONS | 650.20 | 650.20 | |
| Total 21182 031016: | | | | | | | | | | | 650.20 | 650.20 |
| 03/16 | 03/24/2016 | 96810 | 265 | FRONTIER | 252-4247 LASSEN CO AIR POLL | 24247 031016 | 1 | 7620-430-11-45 | COMMUNICATIONS | 209.47 | 209.47 | |
| Total 24247 031016: | | | | | | | | | | | 209.47 | 209.47 |
| 03/16 | 03/24/2016 | 96810 | 265 | FRONTIER | 257-2845 PUBLIC WORKS | 2845 031516 | 1 | 7620-430-10-45 | COMMUNICATIONS | 64.51 | 64.51 | |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|--------------------|------------------|--------------|---------------|----------------------|----------------------------|----------------|---------|----------------|--------------------------|------------|--------------|
| Total 2845 031516: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96810 | 265 | FRONTIER | 257-3292 MUSEUM | 3292 031016 | 1 | 1000-451-80-45 | COMMUNICATION | 113.88 | 113.88 |
| Total 3292 031016: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96810 | 265 | FRONTIER | 257-4725 CITY HALL FAX | 4725 031516 | 1 | 1000-419-10-45 | COMMUNICATIONS | 36.86 | 36.86 |
| 03/16 | 03/24/2016 | 96810 | 265 | FRONTIER | 257-4725 CITY HALL FAX | 4725 031516 | 2 | 1000-415-10-45 | COMMUNICATIONS | 36.86 | 36.86 |
| Total 4725 031516: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96810 | 265 | FRONTIER | 257-5603 POLICE | 5603 031016 | 1 | 1000-421-10-45 | COMMUNICATIONS | 889.60 | 889.60 |
| Total 5603 031016: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96811 | 1550 | TR EX SACRAMENTO | TR EX SACRAMENTO 4/3/16-PD | 030716 | 1 | 1000-421-10-45 | TRAINING | 352.00 | 352.00 |
| Total 030716: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96812 | 7381 | REFUND WATER DEPOSIT | REFUND WATER DEPOSIT | 10115850003 | 1 | 7110-2228-000 | DEPOSITS-CUSTOMER | 75.00 | 75.00 |
| Total 10115850003: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96813 | 411 | LASSEN MOTOR PARTS | SOCKET SET-STREETS | 243911 | 1 | 2007-431-20-44 | REPAIR AND MAINTENANCE-V | 6.06 | 6.06 |
| 03/16 | 03/24/2016 | 96813 | 411 | LASSEN MOTOR PARTS | SOCKET SET-WATER | 243911 | 2 | 7110-430-42-44 | REPAIR AND MAINTENANCE-V | 10.38 | 10.38 |
| 03/16 | 03/24/2016 | 96813 | 411 | LASSEN MOTOR PARTS | SOCKET SET-GAS | 243911 | 3 | 7401-430-62-44 | REPAIR AND MAINT-VEHICLE | 7.81 | 7.81 |
| Total 243911: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96813 | 411 | LASSEN MOTOR PARTS | CAP #237-SNOW | 244079 | 1 | 2006-431-25-44 | REPAIR & MAINT - VEHICLE | 1.38 | 1.38 |
| Total 244079: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96813 | 411 | LASSEN MOTOR PARTS | FITTINGS #237-SNOW | 244182 | 1 | 2006-431-25-44 | REPAIR & MAINT - VEHICLE | 10.88 | 10.88 |
| Total 244182: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96813 | 411 | LASSEN MOTOR PARTS | STRAPPS-SNOW | 244365 | 1 | 2006-431-25-44 | REPAIR & MAINT - VEHICLE | 151.70 | 151.70 |

M = Manual Check, V = Void Check

Check Issue Dates: 3/24/2016 - 3/24/2016

Mar 24, 2016 11:44AM

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|---------------|------------------|--------------|---------------|----------------------|----------------------------|----------------|---------|----------------|--------------------------|------------|--------------|
| Total 244365: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96813 | 411 | LASSEN MOTOR PARTS | WRENCH-STREETS | 244932 | 1 | 2007-431-20-44 | REPAIR AND MAINTENANCE-V | 7.27 | 7.27 |
| 03/16 | 03/24/2016 | 96813 | 411 | LASSEN MOTOR PARTS | WRENCH-WATER | 244932 | 2 | 7110-430-42-44 | REPAIR AND MAINTENANCE-V | 12.45 | 12.45 |
| 03/16 | 03/24/2016 | 96813 | 411 | LASSEN MOTOR PARTS | WRENCH-GAS | 244932 | 3 | 7401-430-62-44 | REPAIR AND MAINT-VEHICLE | 9.36 | 9.36 |
| Total 244932: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96813 | 411 | LASSEN MOTOR PARTS | LINKS AND CYLINDER #50-WAT | 245142 | 1 | 7110-430-42-44 | REPAIR AND MAINTENANCE-V | 17.81 | 17.81 |
| Total 245142: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771079 | 1 | 2007-431-20-44 | DISPOSAL | 11.70 | 11.70 |
| Total 771079: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771084 | 1 | 2007-431-20-44 | DISPOSAL | 4.41 | 4.41 |
| Total 771084: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771086 | 1 | 2007-431-20-44 | DISPOSAL | 6.84 | 6.84 |
| Total 771086: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771089 | 1 | 2007-431-20-44 | DISPOSAL | 10.88 | 10.88 |
| Total 771089: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771097 | 1 | 2007-431-20-44 | DISPOSAL | 3.78 | 3.78 |
| Total 771097: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771106 | 1 | 2007-431-20-44 | DISPOSAL | 13.32 | 13.32 |
| Total 771106: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771111 | 1 | 2007-431-20-44 | DISPOSAL | 9.36 | 9.36 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|-----------|------------------|--------------|---------------|----------------------|-------------------|----------------|---------|----------------|------------------|------------|--------------|
| | Total 771111: | | | | | | | | | 9.36 | 9.36 |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771123 | 1 | 2007-431-20-44 | DISPOSAL | 6.39 | 6.39 |
| | Total 771123: | | | | | | | | | 6.39 | 6.39 |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771124 | 1 | 2007-431-20-44 | DISPOSAL | 12.88 | 12.88 |
| | Total 771124: | | | | | | | | | 12.88 | 12.88 |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771133 | 1 | 2007-431-20-44 | DISPOSAL | 6.12 | 6.12 |
| | Total 771133: | | | | | | | | | 6.12 | 6.12 |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771148 | 1 | 2007-431-20-44 | DISPOSAL | 9.54 | 9.54 |
| | Total 771148: | | | | | | | | | 9.54 | 9.54 |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771150 | 1 | 2007-431-20-44 | DISPOSAL | 10.70 | 10.70 |
| | Total 771150: | | | | | | | | | 10.70 | 10.70 |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771161 | 1 | 2007-431-20-44 | DISPOSAL | 5.85 | 5.85 |
| | Total 771161: | | | | | | | | | 5.85 | 5.85 |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771173 | 1 | 2007-431-20-44 | DISPOSAL | 10.48 | 10.48 |
| | Total 771173: | | | | | | | | | 10.48 | 10.48 |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771176 | 1 | 2007-431-20-44 | DISPOSAL | 7.83 | 7.83 |
| | Total 771176: | | | | | | | | | 7.83 | 7.83 |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771181 | 1 | 2007-431-20-44 | DISPOSAL | 7.38 | 7.38 |
| | Total 771181: | | | | | | | | | 7.38 | 7.38 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|-----------|------------------|--------------|---------------|----------------------|--------------------|----------------|---------|----------------|--------------------------|------------|--------------|
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771186 | 1 | 2007-431-20-44 | DISPOSAL | 10.56 | 10.56 |
| | Total 771186: | | | | | | | | | 10.56 | 10.56 |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771191 | 1 | 2007-431-20-44 | DISPOSAL | 12.69 | 12.69 |
| | Total 771191: | | | | | | | | | 12.69 | 12.69 |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771202 | 1 | 2007-431-20-44 | DISPOSAL | 19.53 | 19.53 |
| | Total 771202: | | | | | | | | | 19.53 | 19.53 |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771345 | 1 | 2007-431-20-44 | DISPOSAL | 18.45 | 18.45 |
| | Total 771345: | | | | | | | | | 18.45 | 18.45 |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771359 | 1 | 2007-431-20-44 | DISPOSAL | 20.52 | 20.52 |
| | Total 771359: | | | | | | | | | 20.52 | 20.52 |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771392 | 1 | 2007-431-20-44 | DISPOSAL | 8.37 | 8.37 |
| | Total 771392: | | | | | | | | | 8.37 | 8.37 |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771403 | 1 | 2007-431-20-44 | DISPOSAL | 16.20 | 16.20 |
| | Total 771403: | | | | | | | | | 16.20 | 16.20 |
| 03/16 | 03/24/2016 | 96814 | 412 | LASSEN REGIONAL SOLI | DUMP FEES-STREETS | 771415 | 1 | 2007-431-20-44 | DISPOSAL | 22.23 | 22.23 |
| | Total 771415: | | | | | | | | | 22.23 | 22.23 |
| 03/16 | 03/24/2016 | 96815 | 413 | LASSEN TIRE | 2 TIRES #354-WATER | 47196 | 1 | 7110-430-42-44 | REPAIR AND MAINTENANCE-V | 644.76 | 644.76 |
| | Total 47196: | | | | | | | | | 644.76 | 644.76 |
| 03/16 | 03/24/2016 | 96816 | 432 | LEXIS NEXIS | CONTRACT 3/16 | 80755194 | 1 | 7620-430-11-46 | BOOKS AND PERIODICALS | 44.55 | 44.55 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|-----------|------------------|--------------|---------------|-------|-------------|----------------|---------|---------------|------------------|------------|--------------|
| | | | | | | | | | | 44.55 | 44.55 |
| | | | | | | | | | | 11.38 | 11.38 |
| | | | | | | | | | | 11.38 | 11.38 |
| | | | | | | | | | | 190.13 | 190.13 |
| | | | | | | | | | | 190.13 | 190.13 |
| | | | | | | | | | | 3,478.18 | 3,478.18 |
| | | | | | | | | | | 36.96 | 36.96 |
| | | | | | | | | | | 36.96 | 36.96 |
| | | | | | | | | | | 1,556.57 | 1,556.57 |
| | | | | | | | | | | 1,556.57 | 1,556.57 |
| | | | | | | | | | | 22.87 | 22.87 |
| | | | | | | | | | | 22.87 | 22.87 |
| | | | | | | | | | | 223.22 | 223.22 |
| | | | | | | | | | | 195.47 | 195.47 |
| | | | | | | | | | | 195.47 | 195.47 |
| | | | | | | | | | | 215.07 | 215.07 |
| | | | | | | | | | | 215.07 | 215.07 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|-----------------------------------|------------------|--------------|---------------|-----------------------|----------------------------|--------------------|---------|----------------|---------------------|------------|--------------|
| 03/16 | 03/24/2016 | 96817 | 437 | LMUD | N PINE & COOK SCADA-WATER | 44153 030416 | 1 | 7110-430-42-46 | ELECTRICITY | 20.39 | 20.39 |
| Total 44153 030416: 20.39 20.39 | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96817 | 437 | LMUD | GLENN & CHERRY TR SCADA- | 44298 031016 | 1 | 7110-430-42-46 | ELECTRICITY | 20.54 | 20.54 |
| Total 44298 031016: 20.54 20.54 | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96817 | 437 | LMUD | PAIUTE LN SCADA-WATER | 44316 031016 | 1 | 7110-430-42-46 | ELECTRICITY | 18.94 | 18.94 |
| Total 44316 031016: 18.94 18.94 | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96817 | 437 | LMUD | BAGWELL SPRINGS SCADA-W | 45542 031016 | 1 | 7110-430-42-46 | ELECTRICITY | 48.15 | 48.15 |
| Total 45542 031016: 48.15 48.15 | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96817 | 437 | LMUD | WELL #3-WATER | 4559 031616 | 1 | 7110-430-42-46 | ELECTRICITY | 53.35 | 53.35 |
| Total 4559 031616: 53.35 53.35 | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96817 | 437 | LMUD | QUARRY ST LIGHTS-STREETS | 49500 030416 | 1 | 2007-431-60-46 | ELECTRICITY | 58.49 | 58.49 |
| Total 49500 030416: 58.49 58.49 | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96817 | 437 | LMUD | MAIN & FOSS SIGNAL LIGHTS- | 49501 030416 | 1 | 2007-431-60-46 | ELECTRICITY | 182.97 | 182.97 |
| Total 49501 030416: 182.97 182.97 | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96818 | 8467 | | INSURANCE CLAIM 686-800 HW | 031716 | 1 | 7630-411-40-48 | SETTLEMENTS (LEGAL) | 667.49 | 667.49 |
| Total 031716: 667.49 667.49 | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96819 | 902 | | TR EX UKIAH 04/1/16-PD | 030916 | 1 | 1000-421-10-45 | TRAINING | 103.50 | 103.50 |
| Total 030916: 103.50 103.50 | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96820 | 481 | MISSION LINEN & UNIFO | LATE FEE 01/31/16-GAS | 15675000400 013116 | 1 | 7401-430-62-44 | LINEN SERVICES | 6.79 | 6.79 |

M = Manual Check, V = Void Check

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|---------------------------|------------------|--------------|---------------|----------------------|--------------------------|----------------|---------|----------------|---------------------------|------------|--------------|
| Total 15675000400 013116: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96821 | 8470 | | REFUND GAS DEPOSIT | 10229900005 | 1 | 7401-2228-000 | DEPOSITS-CUSTOMER | 90.33 | 90.33 |
| Total 10229900005: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96822 | 8466 | | LCAP WOODSTOVE REBATE | 032216 | 1 | 8404-430-12-48 | GRANTS | 1,500.00 | 1,500.00 |
| Total 032216: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96823 | 550 | PETTY CASH | PETTY CASH - GOLF COURSE | 032118 | 1 | 7530-1012-004 | PETTY CASH - GOLF COURSE | 400.00 | 400.00 |
| Total 032116: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96824 | 572 | QUILL CORPORATION | PENS, CLIPS, BOXES-PW | 4216310 | 1 | 7620-430-10-46 | SUPPLIES-GENERAL | 84.98 | 84.98 |
| Total 4216310: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96824 | 572 | QUILL CORPORATION | FOLDERS-PW | 4216455 | 1 | 7620-430-10-46 | SUPPLIES-GENERAL | 42.29 | 42.29 |
| Total 4216455: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96825 | 1076 | SIERRA COFFEE AND BE | WATER SERVICE 3/22/16-PW | 45806 | 1 | 7620-430-10-46 | SUPPLIES-GENERAL | 21.75 | 21.75 |
| Total 45806: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96826 | 1436 | STANISLAUS FARM SUP | REPAIR WEED SPRAYER-STRE | 1312472 | 1 | 2007-431-20-44 | REPAIR AND MAINTENANCE-MI | 17.20 | 17.20 |
| Total 1312472: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96827 | 1449 | STI INVESTIGATIONS | PROFESSIONAL SERVICES | M1708 | 1 | 1000-416-10-43 | PROFESSIONAL SVCS | 585.00 | 585.00 |
| Total M1708: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96828 | 917 | SUPREME GRAPHICS | SHIPPING-PW | 64270 | 1 | 7620-430-10-46 | POSTAGE | 69.07 | 69.07 |
| Total 64270: | | | | | | | | | | | |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Description | Invoice Number | Inv Seq | GL Account No | GL Account Title | Seq Amount | Check Amount |
|---------------------|------------------|--------------|---------------|--------------------|---------------------------|----------------|---------|----------------|--------------------|------------|--------------|
| 03/16 | 03/24/2016 | 96829 | 8463 | | LCAP WOODSTOVE REBATE | 031516 | 1 | 8404-430-12-48 | GRANTS | 1,500.00 | 1,500.00 |
| Total 031516: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96830 | 1398 | WAGE WORKS | ADMIN FEE | 125AIO453118 | 1 | 8403-2239-002 | SECTION 125 - CITY | 100.00 | 100.00 |
| Total 125AIO453118: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96831 | 770 | WESTERN NEVADA SUP | GASKETS FOR METERS-GAS | 66523217 | 1 | 7401-430-62-46 | SUPPLIES-GENERAL | 140.87 | 140.87 |
| Total 66523217: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96831 | 770 | WESTERN NEVADA SUP | GALVANIZED PIPE PARTS-WAT | 66532852 | 1 | 7110-430-42-46 | SUPPLIES-GENERAL | 57.77 | 57.77 |
| Total 66532852: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96832 | 8465 | | LCAP WOODSTOVE REBATE | 031716 | 1 | 8404-430-12-48 | GRANTS | 1,500.00 | 1,500.00 |
| Total 031716: | | | | | | | | | | | |
| 03/16 | 03/24/2016 | 96833 | 8464 | | LCAP WOODSTOVE REBATE | 031716 | 1 | 8404-430-12-48 | GRANTS | 1,500.00 | 1,500.00 |
| Total 031716: | | | | | | | | | | | |
| Grand Totals: | | | | | | | | | | 23,337.40 | 23,337.40 |

Report Criteria:
 Report type: GL detail
 Check Voided = False

Reviewed by: City Administrator
 City Attorney

 Motion only
 X Public Hearing
 X Resolution
 Ordinance
 Information

Submitted by: Jared G. Hancock, City Administrator

Action Date: April 6, 2016

CITY COUNCIL AGENDA ITEM

SUBJECT: **Resolution No. 16-5273** adopting the 2014 – 2019 Housing Element update of the General Plan

PRESENTED BY: Craig Sanders, City Planner

SUMMARY: On February 4, 2016 the California Department of Housing and Community Development (HCD) affirmed that the City’s draft 2014-2019 Housing Element met the statutory requirements of the State housing law. The element will become fully effective and in compliance with State housing element law (government Code 10.6) when it is adopted by the City Council. The Planning Commission has reviewed the draft element, as well as the Negative Declaration for the project required under CEQA, and recommend that the Council approve the documents. The attached Planning Commission Resolution 16-1036 provides said Planning Commission recommendation.

ANALYSIS: State law recognizes the vital role local governments play in the supply and affordability of housing. Each governing body (City Council or Board of Supervisors) of a local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city, city and county, or county. The housing element is one of the seven mandated elements of the local general plan. Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

In accordance with the Department of Housing and Community Development (HCD) and the California Government Code requirements, the City of Susanville was required to update its Housing Element by June 30, 2014. The Housing Element is one of the seven mandatory elements of the General Plan and has been updated in accordance with State Housing and Community Development guidelines and through the policies, procedures, and action plans therein, the Housing Element provides a plan for maintaining and providing housing for residents of all income levels in the City. The proposed City of Susanville Housing Element is for the planning period of 2014 to 2019.

The City began the process in June of 2014 working on updating all of the demographic data in the document and conducting housing conditions survey of approximately 440 dwelling units within the City. A public workshop was held on December 15, 2015 to provide an opportunity for

the public to participate in the preparation of the draft document. Individual notices for this meeting were sent to approximately 14 agencies and organizations that could be affected by changes to housing within Susanville. A display ad was also placed in the public notice section of the Lassen Times.

The primary function of the housing element is to assess the housing needs of the local population based on demographics which include age, family size, disability and income to ensure that the City is able to meet the housing needs of the population for the next 5 years.

Pursuant to Government Code (GC) 65584 HCD is required to develop a Regional Housing Need Allocation (RHNA) which stipulates the number of dwellings that each jurisdiction must demonstrate they have the capacity to accommodate. Accommodate means that there is land already zoned which would allow the development of housing to meet the needs of very low income, low income, moderate income and above moderate income households. The RHNA is based on Department of Finance population projections and regional population forecasts. For this cycle of the Housing Element the RHNA numbers for the Susanville are:

| Regional Housing Needs Allocation (2014 to 2019) | | |
|---------------------------------------------------------|---------------|----------------|
| City of Susanville | | |
| Income Group | Number | Percent |
| Very Low | 8 | 26.7 |
| Low | 4 | 13.3% |
| Moderate | 6 | 20% |
| Above Moderate | 12 | 40% |
| Total | 30 | 100.0% |

In total the Housing Element must provide data which shows that we have land zoned to accommodate the development of 30 new dwelling units through June of 2019.

In addition, the document must address the housing need for special segments of the population including the disabled, seniors, female heads of households, large families, farm workers and the homeless.

The RHNA numbers for the 2009 – 2014 Housing Element cycle were as follows:

| Regional Housing Needs Allocation (2009 - 2014) | | |
|--------------------------------------------------------|---------------|----------------|
| City of Susanville | | |
| Income Group | Number | Percent |
| Very Low | 171 | 24.30% |
| Low | 111 | 15.70% |
| Moderate | 129 | 18.30% |
| Above Moderate | 294 | 41.70% |
| Total | 705 | 100.0% |

In the 2009 – 2014 Housing Element the City was required to show that there was land available to accommodate 705 new dwelling units. Since the adoption of that document, no land has been rezoned to reduce the density and the development capacity in Susanville remains the same, therefore the City has adequate land zoned to accommodate the 2014 – 2019 RHNA number of 30 dwelling units, which the document substantiates.

Adoption of the Housing Element is required by law and a certified Housing Element is required for the City to obtain grant funding through the Community Development Block Grant (CDBG). CDBG funding is available for projects and programs, such as the City's First-Time Homeownership Assistance Program, which assist low to moderately low target income groups. With the adoption of this document the Council will be amending the City General Plan. Once adopted, the Housing Element contains several action items requiring the City to amend other documents including sections of the Zoning Code and amending a portion of the Safety Element of the General Plan. Amendments to the Zoning Code are:

1. Amend the City's Safety Element as required by the California Government Code.
2. Amend the City's zoning code to recognize employee housing as residential use that is treated the same as a single family dwelling.

In adopting this document, the City has agreed to make these changes and other less significant procedural changes within one year from the adoption of the Housing Element.

CEQA: The project has been reviewed under CEQA and an initial study was prepared for the project. The public review period for the draft Negative Declaration ran from December 4, 2015 to January 4, 2016. The initial study did not identify any potentially significant impacts that would occur as a result of the adoption of the document and a negative declaration is recommended. The initial study is an attachment "A" Resolution 16-5273.

FISCAL IMPACT: No direct impact, additional staff time for implementation

ACTION

REQUESTED: Motion to adopt Resolution No. 16-5273 and direct staff to submit the adopted Housing Element to HCD.

ATTACHMENTS: Resolution No. 16-5273
Planning Commission Resolution No. 16-1036
HCD Letter dated February 4, 2016

RESOLUTION NO 16-5273
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUSANVILLE
ADOPTING THE 2014 - 2019 HOUSING ELEMENT UPDATE OF THE
GENERAL PLAN AND AUTHORIZING STAFF TO SUBMIT IT TO THE STATE
OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT FOR FINAL CERTIFICATION, CITY FILE NO. G 15-008

WHEREAS, The City of Susanville adopted its existing Housing Element in 2013 and has undertaken a comprehensive update of its Housing Element in accordance with the requirements of California Government Code Section(s) 65880 *et seq.*; and

WHEREAS, the Housing Element is one of the seven mandatory elements of the General Plan and has been updated in accordance with State Housing and Community Development guidelines and through the policies, procedures, and action plans therein, the Housing Element provides a plan for maintaining and providing housing for residents of all income levels in the City. The proposed City of Susanville Housing Element is for the planning period of 2014 to 2019; and

WHEREAS, the City of Susanville was required by state law to update its Housing Element of the Susanville General Plan 1990-2010 by June 30, 2014; and

WHEREAS, a Public workshop and two public hearings were held at the City of Susanville Planning Commission on December 15, 2015, January 12, 2016 and February 23, 2016; and

WHEREAS, Administrative Services Department staff prepared an update of the plan to comply with state law and which was submitted to and received by the California Department of Housing and Community Development on December 29, 2015 which began a 60 day review period; and

WHEREAS, the California Department of Housing and Community Development provided the City with comments and required changes to the draft Housing Element on January 19, 2016;

WHEREAS, on February 5, 2016 the California Department of Housing and Community Development determined that the draft Housing Element update, as presented, addresses all statutory requirements and will comply with State housing element law when adopted and submitted pursuant to Section 65585(g); and

WHEREAS, The City of Susanville Planning Commission on February 23, 2016 at a duly notice public hearing the Planning Commission adopted Resolution 16-1036 recommending that the City Council adopt a Negative Declaration as the environmental finding and approve the 2014-2019 Housing Element; and

WHEREAS, on April 6, 2016 the City Council conducted the noticed public hearing to consider the CEQA finding of a Negative Declaration General Plan Amendment to adopt the Housing Element Update and has considered and evaluated all written reports and comments and oral testimony presented by City staff, property owners, resident and other interested parties and such other matters as are reflected in the record.

NOW, THEREFORE, BE IT RESOLVED, the City of Susanville City Council:

SECTION 1. On April 6th 2016, after consideration and evaluation of all written reports and comments and oral testimony presented city staff, property owners, resident and other interested parties and such other matters as are reflected in the record of the noticed public hearing on the proposed Negative Declaration, Exhibit "A", and proposed General Plan Amendment adopting a Housing Element update, Exhibit "B", the City Council adopts Resolution 16-5273 finding and determining that the Negative Declaration is adequate and was prepared in accordance with the requirements of the California Environmental Quality Act; that a 30-day public review period ran from December 4, 2015 to January 4, 2016; that comments regarding the Negative Declaration were addressed and incorporated into the record; and that the adoption of the Negative Declaration represents the City's independent judgment.

SECTION 2. That in accordance with State Planning and Zoning Law, the Susanville City Council makes the following findings for approval of the Housing Element update:

1. The proposed Housing Element Update will not be detrimental to the health, safety, comfort, or general welfare of persons residing or working within the City nor injurious to neighborhoods or properties within the City.

The proposed Housing Element update will promote the health, safety, comfort and general welfare of the City and its residents through, goals, policies, and implementation programs geared towards ensuring adequate housing for all income levels in the community, based upon existing community housing needs and state law. The Housing Element update complies with all statutory requirements and is internally consistent with the other elements of the City of Susanville General Plan. The adoption and implementation of the Housing Element update will not result in any significant impact on the environment.

2. The proposed Housing element Update will permit reasonable and logical development of the City consistent with its constraints.

The proposed Housing Element update contains goals, policies, and implementation programs that will help guide the development of future housing within the City in concert with other elements of the General Plan. The proposed Housing Element update along with the action items and the City's Land Use Element provides flexibility and opportunity for the development of residential uses to meet the needs of all economic segments of the community.

SECTION 3. Based upon all written reports and comments and oral testimony presented by City staff, property owners, resident, other interested parties and the California Department of Housing and Community Development (HCD) and other such matters as are reflected in the record, the City Council of the City of Susanville hereby approves the Housing Element update and authorized its submittal to HCD pursuant to Government Code Section 65585(g).

APPROVED: _____

Brian R. Wilson, Mayor

ATTEST: _____
Gwenna MacDonald, City Clerk

The foregoing resolution was adopted at a regular meeting of the City of Susanville City Council held on the 6th day of April, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gwenna MacDonald, City Clerk

CITY COUNCIL RESOLUTION 16-5273

EXHIBIT "A"

Project:

City of Susanville Housing Element and Safety Element update of the General Plan

Lead Agency:

City of Susanville
66 North Lassen Street
Susanville, CA 96140

Project**Description:**

The proposed project includes the certification and adoption of the City of Susanville's Housing Element and update to the Safety Element of the General Plan. The elements are or will be in full compliance with the General Plan 1990-2010.

The housing element includes an analysis of future housing needs and future population projections in the project area. For the 2014 to 2019 time period the estimated regional housing needs for the City is a total of 30 dwelling units with 12 of those units being needed to accommodate low or very low income households. The element includes goals, policies and programs to address meeting the City's future housing needs. A list of these are included in this report as Appendix A. Implementation of the goals, policies and programs will be at the discretion of the City Council of the City of Susanville and city staff and will be based on the availability of funding and applicability of programs to the City's needs at the time of implementation. It should be noted that the City does not develop any housing on its own but reviews and approves (or disapproves) housing projects submitted to it.

The Safety Element update provides current information on potential safety hazards in the City including seismic, volcanic, geologic, flood, crime, fire, and hazardous materials. The element included the adoption of land designated in a very high fire hazard severity zone as required by state law and reflects the City's adoption of the most recent FEMA flood hazard maps which occurred in 2013.

Findings:

An IS/ND has been prepared to assess the project's potential effects on the environment and the significance of those effects. Based on the IS/ND, it has been determined that the proposed project would not have significant effects on the natural environment. This conclusion is supported by the following findings:

1. The proposed project would have no effects related to agriculture and forestry, geological resources, cultural resources, geology/soils, greenhouse gas emissions, land use/planning, mineral resources, noise, population/housing, public services, recreation, traffic, utility services and mandatory findings of significance.
2. The proposed project would have a less-than-significant impact on air quality, hazards and hazardous materials, hydrology and water quality.

Approval of Initial Study/Mitigated Negative Declaration

Certification by Those Responsible for Preparation of this Document. The City has been responsible for the preparation of this negative declaration and the incorporated initial study. I believe this document meets the requirements of the California Environmental Quality Act, is an accurate description of the proposed project, and that the lead agency has the means and commitment to assure the project does not have any significant, adverse effects on the environment. I recommend approval of this document.

Craig Sanders, City Planner, City of Susanville

Date

Adoption of Negative Declaration by the Lead Agency. Pursuant to Section 21082.1 of the California Environmental Quality Act, the City of Susanville City Council has independently reviewed and analyzed the initial study and negative declaration for the proposed project and finds that the initial study and negative declaration for the proposed project reflect the independent judgment of the City of Susanville. The lead agency finds that the project will be implemented as stated in the negative declaration.

Brian Wilson
Mayor, City of Susanville

Date

1.0 Introduction

This Initial Study (IS) identifies and assesses the anticipated environmental impacts of the City of Susanville Housing Element and Safety Element General Plan updates (Project).

1.1 Environmental Review Process

The City of Susanville (City) is the lead agency under provisions of CEQA. CEQA requires that state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects. The IS, prepared in accordance with the CEQA Statutes (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (California Administrative Code Section 15000 et seq.), presents sufficient information to allow the City to determine whether the project may have a significant effect on the environment. If the City finds substantial evidence that any aspect of the Project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the City must prepare an Environmental Impact Report (EIR). If the City finds no substantial evidence that the Project or any of its aspects may cause a significant effect on the environment, a Negative Declaration (ND) shall be prepared. If in the course of analysis, the City recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration (MND) shall be prepared.

The IS provides sufficient information for Responsible and Trustee agencies to use as the basis for CEQA compliance. The IS is not, in and of itself, a decision document. The document's purpose is to evaluate the environmental consequences of implementing the project and to identify measures if necessary to avoid or mitigate significant impacts.

Although the lead agency must consider the information in the ND/MND, the document's conclusions do not dictate the lead agency's discretion to approve or disapprove the project. The decision making document is the Notice of Determination that records the agency's decision and is circulated for public review. The minimum content requirements for a ND/MND are:

- Description and title of the project;
- Location of the project, preferably shown on a map;
- Name of the project proponent;
- A proposed finding that the project will not have a significant effect on the environment;
- An attached copy of the Initial Study documenting reasons to support the finding; and
- Mitigation measures, if any, included in the project to avoid potentially significant effects.

Within five working days of approving a project for which a ND/MND has been adopted, the City must file a Notice of Determination (NOD). The filing of the NOD begins a 30-calendar-day statute of limitations on court challenges to the project approval under CEQA.

1.2 Project Title

The City of Susanville General Plan Housing Element and Safety Element update (Project) serves as the project title for the proposed project.

1.3 Lead Agency

The City of Susanville serves as the lead agency for the Project.

1.4 Contact Person and Phone Number

Craig Sanders, City Planner, City of Susanville, is the project manager for the Project. His contact information is: 66 North Lassen, Susanville, CA 96130; (530) 252-5104.

1.5 Project Location

City wide. The project is located in the City of Susanville in Lassen County. The geographic area covered by the project falls within the city limits and also includes all areas within the Sphere of Influence (as may be amended.)

1.7 General Plan Designation/Zoning

The project is an update of the City's Housing Element and Safety Element.

1.8 Surrounding Land Uses and Setting

City of Susanville is in the south-central part of Lassen County located in northeastern California. It is situated approximately 111 miles east of Red Bluff and 85 miles north-northwest of Reno on the eastern slopes of where the Sierra Nevada and Cascade mountain ranges meet in California.

Susanville was designated as the county seat in 1864 when Lassen County was established and became an incorporated city in 1900. Susanville remains today as the only incorporated city in Lassen County. The City encompasses approximately 8 square miles. The population as of January 1, 2014, as estimated by the California Department of Finance, is 15,832 which include approximately 6,700 people in State correctional facilities. The City has approximately 48.2% of Lassen County's total population of 32,581.

The principal highway access to Susanville is via State Highway 36, which runs in a general east-west direction through the central portion of the City and is also Susanville's Main Street. Highway 36 connects to Interstate 5 to the west in Red Bluff and to Highway 395 approximately 4 miles southeast of the City. State Highway 139 leaves Susanville in the center of town heading to the north to connect with the City of Alturas in Modoc County.

1.10 Other Public Agencies whose approval is required

The Project requires approval from the following public agencies:

- California Department of Housing and Community Development for certification of the Housing Element.
- California Department of Conservation, geological Survey
- California Department of Forestry and Fire Protection

1.11 Public Review

A formal public review of the Project IS/MND is accomplished with the circulation of this document, responses to comments received on this document, and through public hearings held to consider approval of the proposed action.

The IS/ND will be circulated for public and agency review from February 1, 2016 to March 1, 2016. Paper copies of the document are available for review at the following locations during business hours:

City Hall
 66 North Lassen
 Susanville, CA 96130

Comments on this document must be received by 11:59 p.m. on March 1, 2016. Written comments may be sent by postal, electronic mail or fax to:

Craig Sanders
 City Planner
 City of Susanville
 66 North Lassen
 Susanville, CA 96130
 (530) 252-5104

1.12 Environmental Factors Potentially Affected/Areas of Known Controversy

The public input process and environmental analysis included in the preparation of the IS/MND identified key environmental issues and areas of known controversy. The environmental factors checked below could be affected by this Project.

- Blank** No impact
- L** Less than significant impact
- M** Less than significant impact with mitigation
- PS** Potentially significant

| | | |
|------------------------------------|--------------------------------------------|----------------------------------------------|
| <u> </u> L Aesthetics | <u> </u> Agriculture & Forestry Resources | <u> </u> L Air Quality |
| <u> </u> Biological Resources | <u> </u> Cultural Resources | <u> </u> Geology/Soils |
| <u> </u> Greenhouse Gas Emissions | <u> </u> L Hazards & Hazardous Materials | <u> </u> Hydrology/Water Quality |
| <u> </u> Land Use/Planning | <u> </u> Mineral Resources | <u> </u> Noise |
| <u> </u> Population/Housing | <u> </u> Public Services | <u> </u> Recreation |
| <u> </u> Transportation/Traffic | <u> </u> Utilities/Service Systems | <u> </u> Mandatory Findings of Significance |

Determination

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

By: Craig Sanders Date: February 23, 2016
Title: City Planner Representing: City of Susanville
Signature: _____

2.0 Project Description

This section describes the *City of Susanville Housing Element and Safety Element General Plan Update* (Project). Sections 2.1 and 2.2 describe the project location, history and objectives.

2.1 Project Location

The Project covers the entire incorporated area of the City of Susanville.

2.2 Project History and Objectives

2.2.1 Objectives

The adoption of an updated housing element and safety element which meet the statutory requirements of the California Government Code.

3.0 Evaluation of Environmental Impacts

The following environmental analysis has been prepared using the CEQA Guidelines Appendix G: Environmental Checklist Form to complete an IS.

CEQA requires a brief explanation for answers to the Appendix G: Environmental Checklist except "No Impact" responses that are adequately supported by noted information sources.

Answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. The following CEQA direction applies to each checklist question.

- A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- "Less than Significant Impact" applies where the project creates no significant impacts based on the criterion or criteria that sets the level of impact to a resource,
- "Less than Significant Impact with Mitigation Incorporated " applies where the incorporation of mitigation measures has reduced an effect from potentially "Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is potentially significant, as based on the criterion or criteria that sets the level of impact to a resource.

I. Aesthetics

| Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
| a) Have a substantial adverse effect on a scenic vista? | | | √ | |
| b) Substantially damage scenic resources, including, but not limited to: trees, rock outcroppings, and historic buildings within a state scenic highway? | | | | √ |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | | | √ | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | √ | |

I.a Substantial Adverse Effect on Scenic Vista

A significant impact would occur if the proposed Project has a substantial adverse effect on a scenic vista.

The Housing and Safety Elements are policy level documents which do not include and site specific designs or proposals which result in any physical changes to the environment. A case by case review of any new housing developments will occur pursuant to City ordinance and projects which are not ministerial will be subject to environmental review. The Housing element contain policies to encourage and support the rehabilitation of existing housing which has the effect of improving the aesthetics within the City.

Environmental Analysis: *Less than Significant Impact.*

I.b Substantially Damage Scenic Resources within a State Scenic Highway

A significant impact would occur if the proposed Project substantially damages scenic resources within a designated state scenic highway.

There are no California Department of Transportation (Caltrans) designated eligible state scenic highways in Lassen County. A portion of State Route 299 in northwest Lassen County is eligible to be designated a state scenic highway, but is not currently designated and is not located near the Project. The Project area is not located near nor will it be visible from a designated state scenic highway.

Environmental Analysis: *No Impact.*

I.c Substantially Degrade Existing Visual Character or Quality

A significant impact would occur if the proposed Project substantially degrades the existing visual character or quality of the site and its surroundings.

See response for 1.a.

Environmental Analysis: *No Less than Significant Impact.*

I.d Create New Source of Substantial Light or Glare

A significant impact would occur if the proposed Project creates a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

The adoption of a revised housing and safety element neither increases nor decrease the likelihood of new development. As policy documents they do not approve or direct that development occur on any site in the City. When development does occur in the City, associated lighting is addressed through the architectural and site plan review process and by city code which requires the use of full cut-off fixtures for multi-family developments.

Environmental Analysis: *Less than Significant Impact.*

II. Agricultural and Forestry Resources

| | | | | |
|---------------------------|---------------------------------------|-----------------------------------|-------------------------------------|------------------|
| Would the project: | Potentially Significant Impact | Less Than Significant with | Less than Significant Impact | No Impact |
|---------------------------|---------------------------------------|-----------------------------------|-------------------------------------|------------------|

| | | Mitigation Incorporated | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------|--|---|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | | √ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | √ |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | | | | √ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | | | | √ |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | | | | √ |

II.a Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance

A significant impact would occur if the proposed Project converts farmland designated as “prime,” “unique” or “farmland of statewide importance” to non-agricultural uses.

The California Department of Conservation (DOC) applies the United States Department of Agriculture, National Resources Conservation Service (NRCS) soil classifications to identify agricultural lands. These designations are used in planning California’s present and future agricultural land resources. Maps of important farmlands are prepared by the DOC as part of its Farmland Mapping and Monitoring Program (FMMP). No “prime,” “unique,” or “farmlands of state importance” have been mapped for the City of Susanville or Lassen County. (DOC 2014, NRCS 2014)

Environmental Analysis: *No Impact.*

II.b Conflict with Existing Agricultural Zoning or Williamson Act Contract

A significant impact would occur if the proposed Project conflicts with existing zoning for agricultural use, or a Williamson Act contract.

There are no lands within the City of Susanville subject to a Williamson Act contract. No impact is associated with the Project.

Environmental Analysis: *No Impact.*

II.c Conflict with Existing Zoning for Forest Lands or Timberlands

A significant impact would be one that converts forest land to non-timber harvest uses; conflict with existing zoning for forest land use; or involve other changes in the existing environment, which could result in conversion of forest land to non-timber harvest use.

There are no lands within the City of Susanville designated as forest or timber lands. No impact is associated with the Project.

Environmental Analysis: *No Impact.*

II.d Loss of Forest Land or Conversion of Forestland To Non-Forest Use

A significant impact would occur if the proposed Project results in the loss of forest and or conversion of forest and to non-forest use. No forestlands are located within the City of Susanville. No impact is associated with the Project.

Environmental Analysis: *No Impact.*

II.e Other Changes to Existing Environment

A significant impact would occur if the proposed Project involves other changes in the existing environment that due to their location or nature could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use.

As policy documents the Housing and Safety Elements cause or result in any physical changes to the environment. The documents are simply being updated to reflect current statutory requirements and the current demographics of the City. No impact is associated with the Project.

Environmental Analysis: *No Impact.*

III. Air Quality

| Would the project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | | √ | |

| | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|---|---|
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | | | √ | |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | | | √ | |
| d) Expose sensitive receptors to substantial pollutant concentrations? | | | √ | |
| e) Create objectionable odors affecting a substantial number of people? | | | | √ |

Environmental Setting

The City of Susanville lies within the Northeast Plateau Air Basin, for which the State of California has delegated air quality management responsibility to the Lassen County Air Pollution Control District (LCAPCD). Lassen County is classified as nonattainment for the state PM₁₀ ambient air quality standard.

III.a Conflict with Applicable Air Quality Plan

A significant impact would occur if the proposed Project conflicts with or obstructs implementation of the applicable air quality plan. The Project lies within the Northeast Plateau Air Basin, for which the State of California has delegated air quality management responsibility to the LCAPCD.

As policy documents the housing element and the safety element do not directly result in any physical changes to the environment. The city has a declining population over the past 4 years which has had the potential effect of reducing criteria air pollutants. If the RHNA numbers for the development of 30 dwelling units over a 5 year period does occur, the population of the City would still be lower than what it was in 2010. There are no policies in either element that affect any element or implementation of the regional air quality plan.

Environmental Analysis: *Less than Significant Impact.*

III.b Violation of Air Quality Standards or Substantially Contribute to an Existing or Projected Air Quality Violation

A significant impact would occur if the proposed Project violates any air quality standard or contributes substantially to an existing or projected air quality violation.

Environmental Analysis: *No Impact.*

III.c Cumulatively Considerable Net Increase of a Criteria Pollutant

A significant impact would occur if the Project results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. The only state or federal nonattainment designation for Lassen County is related to the California PM₁₀ ambient air quality standard.

As discussed in Impact III.a the adoption of these policy documents will have a less than significant impact on the increase in criteria pollutants.

Environmental Analysis: *Less than Significant Impact.*

III.d Expose Sensitive Receptors to Pollutant Concentrations

A significant impact would occur if the proposed Project exposes sensitive receptors to substantial pollutant concentration.

Sensitive receptors are locations where human populations, especially children, seniors, and persons with health issues are present, and where there is a reasonable expectation of human exposure to pollutants. Sensitive receptors normally refer to people with heightened sensitivity to localized concentrations of toxic air contaminants, rather than regional criteria air pollutants. The development of any new residences would occur in existing residential zones which are typically not near sources of pollutant emissions. As there is no development proposed by this project, the impact will be less than significant.

Environmental Analysis: *Less than Significant Impact.*

III.e Creation of Objectionable Odors

A significant impact would occur if the proposed Project creates objectionable odors impacting a substantial number of people.

The adoption of these two policy documents will not result in the creation of any objectionable odors as no physical changes to the environment will occur.

Environmental Analysis: *No Impact.*

IV. Biological Resources

| Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | | √ |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and | | | | √ |

| | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|
| regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | | | | |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | | √ |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | | √ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | | √ |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | | | | √ |

IV.a Substantial Adverse Effect on Species through Habitat

A significant impact would occur if the proposed Project has a substantial adverse effect on species identified as candidate, sensitive, or special status species.

The update and adoption of the housing element and safety element will not result in any physical changes to the environment and will not increase the density or development potential of any property in the City therefore there will be no impact to any habitat within the City.

Environmental Analysis: *No Impact.*

IV.b Substantial Adverse Effect on Sensitive Natural Community

A significant impact would occur if the proposed Project has a substantial adverse effect on any riparian or other sensitive natural community. Sensitive vegetation communities are natural communities and habitats that are either unique, of relatively limited distribution in the region, or of particularly high wildlife value. However, these communities may or may not necessarily contain special-status species. Sensitive natural communities are usually identified in local or regional plans, policies or regulations. The California Department of Fish and Wildlife (CDFW) ranks sensitive communities as ‘threatened’ or ‘very threatened’ and keeps records of their occurrences in its Natural Diversity Database. Sensitive plant communities are also identified by CDFW on their List of California Natural Communities. In addition, streams, lakes, and riparian vegetation that are subject to jurisdiction by the CDFW under Sections 1600-1616 of the California Fish and Game Code are also regulated as sensitive communities. Impacts to sensitive natural communities identified in local or regional plans, policies, regulations or by the CDFW or the USFWS must be

considered and evaluated under the California Environmental Quality Act (California Code of Regulations: Title 14, Div. 6, Chap. 3, Appendix G).

See the discussion for item IV.a.

Environmental Analysis: *No Impact.*

IV.c Substantial Adverse Effect on Wetlands

A significant impact would occur if the proposed Project has a substantial adverse effect on federally protected wetlands. The U.S. Army Corps of Engineers (USACE) and the U.S. Environmental Protection Agency (EPA) regulate the discharge of dredged or fill material into waters of the United States, including wetlands, under Section 404 of the Clean Water Act (CWA) (33 USC 1344). Waters of the United States are defined in Title 33 CFR Part 328.3(a) and include a range of wet environments such as lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds. Section 404 of the CWA requires a federal license or permit before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulation (e.g., certain farming and forestry activities). Section 401 of the CWA (33 U.S.C. 1341) requires any applicant for a federal license or permit to conduct any activity that may result in a discharge of a pollutant into waters of the United States to obtain a certification from the state in which the discharge originates or would originate, or, if appropriate, from the interstate water pollution control agency having jurisdiction over the affected waters at the point where the discharge originates or would originate. The responsibility for the protection of water quality in California rests with the Regional Water Quality Control Board (RWQCB).

See the discussion for item IV.a.

Environmental Analysis: *No Impact.*

IV.d Substantial Interference with Movement of Species or Use of Nursery Sites

A significant impact would occur if the proposed Project interferes substantially with the movement of fish or wildlife species, established wildlife corridors, or use of native wildlife nursery sites.

See the discussion for item IV.a.

Environmental Analysis: *No Impact.*

IV.e Conflict with Local Policies or Ordinances

The City has no local policies or ordinances protecting local biological resources so there cannot be a conflict with local ordinances.

Environmental Analysis: *No Impact.*

IV.f Conflict with Conservation Plans

A significant impact would occur if the proposed Project conflicts with the provisions of an adopted Habitat Conservation Plan.

The City of Susanville is not within any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Environmental Analysis: *No Impact.*

V. Cultural Resources

| Would the project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------|-------------------------------------|------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | | | | √ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | | | | √ |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | | √ |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | | | | √ |

Environmental Setting

The following environmental setting summarizes the complete, detailed cultural setting.

Prehistory

Prior to about 2,000 B.C., there is no direct archeological evidence from Honey Lake Valley. Our assumptions on the earliest occupation of the Honey Lake Valley, are derived by extrapolation from neighboring areas. Honey Lake Valley formed a western arm of Pluvial Lake Lahontan. This area was fed by drainage from Secret Valley, about fifteen miles to the north, and Lake Madeline, which occupied the now arid Madeline Plains. The shores of these large lakes were populated by Indians, who were heavily dependent upon shoreline resources and big game hunting. The tool kit of these people remained remarkably uniform over most of this very large area and is known under various names, the most descriptive of which is the Western Pluvial Lakes Tradition (Bedwell, 1970). This period lasts from about 9,000 to 6,000 B.C. During this span, the lakes slowly dried up and the Desert Culture arose, featuring an expansion of the range of food resources exploited, particularly the development or introduction of mano and metate technology for grinding parched seeds into flour. The Desert Culture was characterized by small groups of people, moving over a wide territory in a yearly round. This cycle of seasonal transhumance (Davis 1963) did not permit any considerable elaboration of material culture. Where the lakes had not dried completely, such as Honey Lake Valley, or where reliable rivers still ran, a more sedentary existence, with opportunity for elaboration of material culture such as shell beads, utilitarian and decorative items, and permanent housing, was possible as evidenced at the Karlo Site in Secret Valley. The start of the Karlo Period is dated on the basis of shell bead comparison to about 2,000 B.C., equivalent to the Early Horizon/Middle Horizon transition period in the Central California sequence. A grinding tool found at the Karlo Site was unknown to the Paiute, who moved into the area at a later date, which suggests the Karlo Period people are not related to the Paiute.

In the Honey Lake Valley the whole archeological sequence seems to represent a continuum of occupation by people exploiting a wide range of food resources, but strongly oriented to the relatively bountiful habitat around Honey Lake. The strong similarities with Californian cultures suggests that ancestral Maidu or Achomawi occupied the area in earlier times. In recent prehistory the territory was probably controlled by Maidu, but in protohistoric and historic times the situation became much more complex.

Ethnology

Francis Riddell did ethnographic work with the Honey Lake Paiute, the Maidu and, to an extent, the Achomawi, making him uniquely qualified to deal with the confused situation in Honey Lake Valley in the proto-historic period. The Maidu had controlled all of Honey Lake Valley, until the Paiute incursion into the area and apparently held off the newcomers from about A.D. 1300 to 1700. At this point the Maidu withdrew to the west side of the valley, centering on the Susan River, and the Wadikut band of Paiute took over the shores of Honey Lake. The technology and subsistence pattern of both peoples was quite similar. Their main villages were located near reliable water supplies and much of the subsistence base was derived from the plentiful plants and animals that depended upon the same water source. Both ranged widely for other vegetable and animal food sources, ground nuts and seeds into flour, participated in communal hunts, and probably enjoyed fairly peaceful relationships with each other, after a period of adjustment, which was aided by very different attitudes toward Honey Lake. To the Maidu, who were basically mountain people and controlled several rich valleys on both sides of the Sierra crest, Honey Lake had been merely a far eastern possession of no great importance. To the Paiute the lake represented an opportunity to avoid a life of wandering on the desert and, as such, was vitally important. The Achomawi and Washo both made their presence felt in the valley during the historic period, but the time depth of their incursions is not known.

The initial contact with whites proceeded much more slowly in Honey Lake Valley than in many areas of California. There was never a real gold rush in this area, although a lot of prospecting was done, and the white population of the valley grew slowly. The Indians managed to retain their traditional lifestyle for some time after contact.

History

William H. Nobles began establishing Nobles' trail from Shasta in 1852. The route of the trail has been marked at Susanville City Park, California Historical Landmark (CHL) 675, and on Route 395 north of Honey Lake, CHL 677. The first settler in Honey Lake Valley was Isaac Roop (Hoover, Rensch, and Rensch 1970:145). In 1853, Isaac and Ephriam Roop built a log cabin along Noble's pass, with the intention to establish a trading post along Noble's Emigrant Trail. By 1854 he had built a log building that at various times was known as Roop's House, Roop's Hotel, and Roop's Fort (Davis nd.:9).

Nobles' trail did not greatly increase the Euro-American population of Honey Lake Valley. Roop ran his store and a few other people ran cattle and prospected. Due to the extreme isolation of the area, the settlers decided to set up their own government, forming the "Territory of Nataqua" in 1856 with Roop as secretary/recorder and Peter Lassen as surveyor. By 1859, a constitutional convention was held at Genoa, Nevada, to organize a territory (a forerunner of Nevada) to be separated from Utah, with Roop elected provisional governor. However, the federal government formed the Nevada Territory in 1861, and Honey Lake Valley was immediately claimed by both Lake County of the new territory and Plumas County, California. Despite the citizens' claim that Honey Lake Valley was part of Nevada, Plumas County in California also claimed jurisdiction over the valley, which led to a conflict known as the Sagebrush War. The conflict ended peacefully, and a survey team sent by the governors of California and the Nevada Territory determined that Honey Lake was in California. The California Legislature placed Honey Lake Valley in the newly created Lassen County (Fariss and Smith 1882:363).

At first the relations between Indian and white were uncommonly cordial, and settlers made a treaty with Paiute Chief Winnemucca providing for peaceful settlement of issues; however, that relationship deteriorated over time. In 1857, a Washo raid on a ranch in Honey Lake thoroughly harvested the ranch's potato crop and led to the "Potato War" and increased settler's fears. The murder of a settler in 1859, likely by a band of Paiute independent of Winnemucca, furthered settler's fears of hostility. "Gold fever" led to the loss of tribal lands and to general hostility throughout Paiute territory. After serious fighting along the Carson River in Western Nevada some of the defeated Paiute retreated north, bringing them opposite Honey Lake. Starving Paiute driven from Pyramid Lake often raided the valley, and at one point killed a rancher east of Susanville. This led to a skirmish with the Paiute east of Honey Lake and drove them further north. After a treaty signing with Winnemucca, large-scale violence with the Indians was ended, although the ambushing and killing of some Indians subsequently occurred. The settlers were still convinced that their safety depended upon driving all Indians from the Valley. The Susanville Rancheria, which amounted to 30 acres until the recent addition of a 120-acre adjunct is the only area ever set aside for them in the valley. In keeping with the number of tribes that claimed or visited the area prior to the advent of the whites, the land was purchased August 13, 1923, as a home for any displaced California Indians, who cared to live there (Greenway 1978:4). Indians claiming descent from the Pit Rivers, Maidu, Paiute and Washo, all came to live on the rancheria.

The Federal Desert Land Act of 1877 led to an increase in agricultural production and population in the Honey Lake region. Construction of the Fernley and Lassen Railway, completed by the Southern Pacific in 1913, provided cheaper access to outside markets, stimulating ranching and the raising of small grains. Susanville prospered as a supply center for this population and for the burgeoning logging industry west of the town. As the population of the area increased, several small agricultural communities came into existence. Clinton had a post office as early as 1896 and was merged with the Leavitt Post Office (established 1914) in 1915. The latter was merged with Litchfield in 1920 (Frickstad 1955:66-68). Johnstonville was a very early settlement. Originally known as Toadtown, because of the number of toads that appeared in the area after a rainstorm, the name was changed in 1864 in honor of a pioneer farmer in the valley, Robert Johnston (Gudde 1969:158).

V.a-d Substantial Adverse Change in Historical and Archeological Resources

A significant impact would be one that would cause a substantial adverse change in the significance of historical or archeological resources.

For the purposes of CEQA, an historical resource is a resource listed in, or determined eligible for listing in the California Register of Historical Resources. When a project will impact a site, it needs to be determined whether the site is an historical resource, which is defined as any site which:

- (A.) Is historically or archeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political or cultural annals of California; and
- (B) Meets any of the following criteria:
 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 2. Is associated with the lives of persons important in our past;
 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 4. Has yielded, or may be likely to yield, information important in prehistory or history.

Consultation requests were sent to 8 trial contacts provided by the California Native American heritage Commission (NAHC) regarding the preparation of the General Plan updates on July 10 2015 and no responses or request for consultation were received.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current processes for development that would affect cultural or paleontological resources or human remains.

Environmental Analysis: *No Impact.*

V.c Destroy a Unique Paleontological Resource or Unique Geological Feature

A significant impact would be one that would destroy a unique paleontological resource or site or unique geological feature.

See the discussion for item V.a.

Environmental Analysis: *No Impact.*

V.d Disturb Human Remains

A significant impact would be one that would disturb human remains.

See the discussion for item V.a.

Environmental Analysis: *No Impact.*

VI. Geology and Solis

| Would the project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------|-------------------------------------|------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | | √ |
| ii) Strong seismic ground shaking? | | | | √ |
| iii) Seismic-related ground failure, including liquefaction? | | | | √ |

| | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|
| iv) Landslides? | | | | √ |
| b) Result in substantial soil erosion or the loss of topsoil? | | | | √ |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | | √ |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | | | | √ |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | | | | √ |

VI.a-i Exposure to Loss, Injury, Death from Rupture of Known Earthquake Fault

A significant impact would occur if the Project results in exposure of people or structures to loss, injury or death from rupture of a known earthquake fault.

A requirement of the safety element is to identify seismic hazards within the City of Susanville. No active faults are known to be located within the Susanville area according to the Alquist-Priolo Earthquake Fault Zoning Maps and the State of California DOC. The City is not located within a mapped Alquist-Priolo Earthquake Fault Zone. The California Division of Mines and Geology indicates Susanville is located within the Honey Lake Fault Zone, with four quaternary (potentially active) faults and three prequaternary (inactive) faults located in or near the city. As discussed in the updated safety element, there are no faults classified as “active” within the City’s Sphere of Influence. The four quaternary faults within the City include the “Hospital Fault”, “Inspiration Fault”, “Grand Fault” and “College Fault”. Building codes require all new structures to be designed and constructed in accordance with the California Building Code to maintain safety and reduce seismic risk.

As this project is the adoption of policy documents, no physical development will be occurring which will create any exposure to seismic hazards, ground shaking, fault rupture, ground failure, landslides, erosion, or expansive soils.

Environmental Analysis: *No Impact.*

VI.a-ii Exposure to Loss, Injury, Death from Strong Seismic Ground Shaking

A significant impact would occur if the proposed Project results in exposure of people or structures to loss, injury or death from strong seismic ground shaking.

See the discussion in VI.a-i above. The following information on ground motion is included in the proposed safety element.

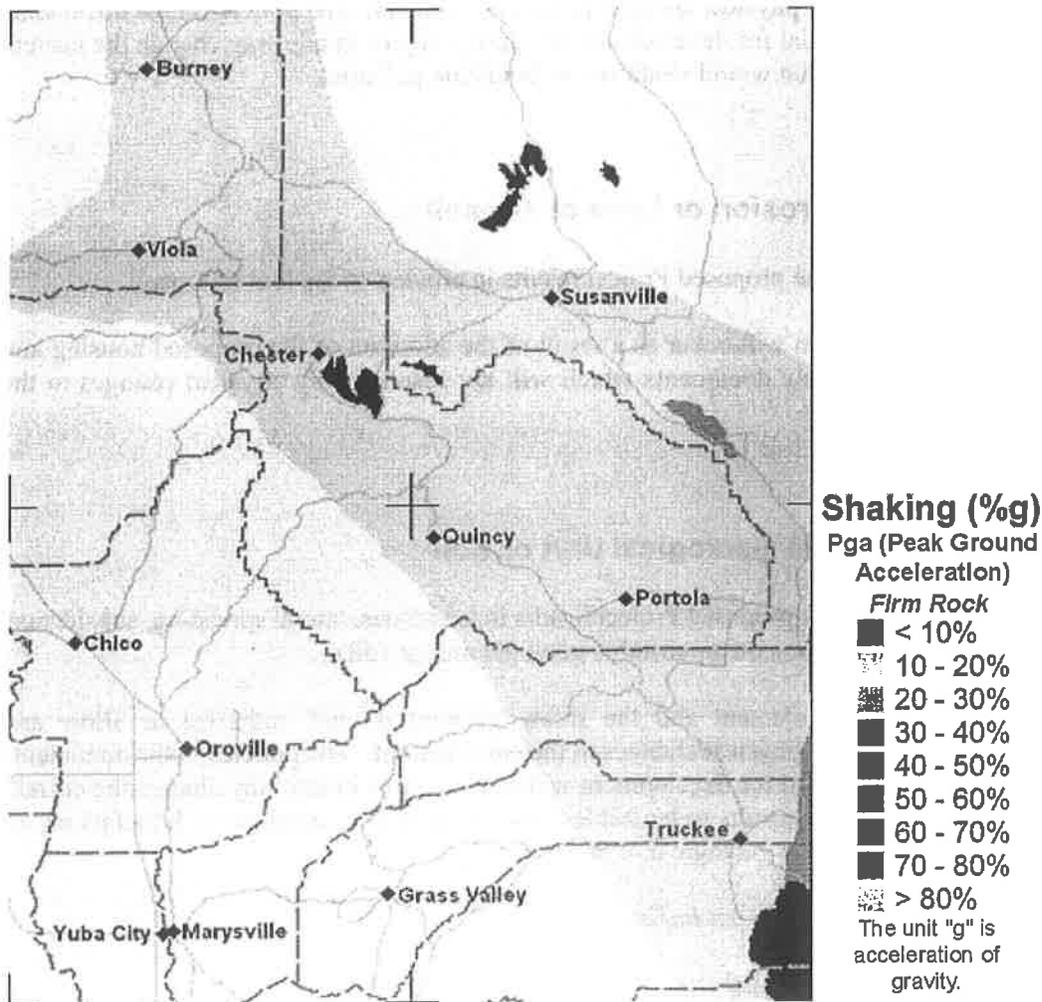
Ground Motions for Susanville

Ground motions (10% probability of being exceeded in 50 years) are expressed as a fraction of the acceleration due to gravity (g). Three values of ground motion are shown: peak ground acceleration (Pga),

and spectral acceleration (Sa) at short (0.2 second), and moderately long (1.0 second) periods. Ground motion values are also modified by the local site soil conditions. Each ground motion value is shown for three different site conditions: firm rock (conditions on the boundary between site categories B and C as defined by the building code), soft rock (site category C), and alluvium (site category D).

| Ground Motion | Firm Rock | Soft Rock | Alluvium |
|---------------|-----------|-----------|----------|
| Pga | 0.215 | 0.235 | 0.275 |
| Sa 0.2 sec | 0.517 | 0.564 | 0.669 |
| Sa 1.0 sec | 0.172 | 0.218 | 0.298 |

NEHRP Soil Corrections were used to calculate Soft Rock and Alluvium. *Ground Motion values were interpolated from a grid (0.05 degree spacing) of calculated values. Interpolated ground motion may not equal values calculated for a specific site, therefore these values are not intended for design or analysis.*
<http://redirect.conservation.ca.gov/cgs/rghm/pshamap/pshamap.asp?Longitude=120.58&Latitude=40.412>
 Source: California Geological Survey



Environmental Analysis: *No Impact.*

VI.a-iii Exposure to Loss, Injury, Death from Seismic-related Ground Failure

A significant impact would occur if the proposed Project results in exposure of people or structures to loss, injury or death from seismic-related ground failure.

See the discussion in VI.a-i above.

Environmental Analysis: *No Impact.*

VI.a-iv Exposure to Loss, Injury, Death from Landslides

A significant impact would occur if the proposed Project results in exposure of people or structures to loss, injury or death from landslides.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current approval processes for development that would result in any landslide potential.

Environmental Analysis: *No Impact.*

VI.b Result in Substantial Erosion or Loss of Topsoil

A significant impact would occur if the proposed Project results in erosion of the loss of topsoil.

No grading activities or soil disruption will occur as a result of the adoption of the proposed housing and safety elements as these are just policy documents which will not result in any physical changes to the environment.

Environmental Analysis: *No Impact.*

V.I.c Location on an Unstable Geological Unit or Soil

A significant impact would occur if the proposed Project results in landslides, lateral spreading, subsidence, liquefaction, or collapse due to a location on an unstable geologic unit or soils.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current processes for development that would result in landslides, lateral spreading, subsidence, liquefaction, or collapse due to a location on an unstable geologic unit or soils.

Environmental Analysis: *Less than Significant Impact.*

VI.d Location on Expansive Soils

A significant impact would occur if the proposed Project results in substantial risk to life or property due to location on expansive soil.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents

do not increase the intensity or potential for development within the city or in any way change the current processes for development that would results in a risk to life or property due to expansive soils.

Environmental Analysis: *No Impact.*

VI.e Inadequate Soils for Wastewater Disposal Systems

A significant impact would occur if the proposed Project results in placement of septic tanks or alternative wastewater disposal systems where sewers are not available on appropriate soils.

Septic tank or leachfield areas for wastewater are not allowed within the City as a connection to a municipal sewer system is required for all development.

Environmental Analysis: *No Impact.*

VII. Greenhouse Gas Emissions

| Would the project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------|-------------------------------------|------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | | √ |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | | | | √ |

Environmental Setting

The City lies within the Northeast Plateau Air Basin, for which the State of California has delegated air quality management responsibility to the Lassen County Air Pollution Control District (LCAPCD). Currently there are no formally adopted quantitative thresholds of significance for project-related GHGs. The Sacramento Metropolitan Air Quality Management District (SMAQMD) suggests in its CEQA guidance the following significance thresholds: 1,100 metric tons per year of CO₂e emitted during project construction, and 1,100 metric tons of CO₂e per year for project operation.

VII.a Generate Greenhouse Gas Emissions, Either Directly or Indirectly, that may have a Significant Impact on the Environment

Greenhouse gases (GHGs) that have the ability to absorb energy radiating away from the earth include water vapor, carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. These GHGs affect the thermal balance of the atmosphere between incoming solar radiation and outgoing thermal radiation, and, hence, the temperature of the atmosphere. Natural processes and human activities emit GHGs. Except for water vapor, the listed GHGs are subject to regulation by the State of California and the federal government.

The primary climate change legislation in California is AB 32, the California Global Warming Solutions Act of 2006. AB 32 focuses on reducing GHG emissions in California. AB 32 requires that GHGs emitted in California be reduced to 1990 levels by the year 2020, and Executive Order S-3-05 states the goal of further reducing GHGs emissions to a level 80% lower than 1990 emissions by 2050.

ARB approved the Climate Change Scoping Plan (Scoping Plan) in December 2008. The Scoping Plan “proposes a comprehensive set of actions designed to reduce overall GHG emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health.” A Mandatory Reporting Regulation has been in effect since December 2008, and a Cap-and-Trade Program was adopted in 2011 and amended in 2012.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current processes for development that would result in creation of additional greenhouse gas emissions.

Environmental Analysis: *No Impact.*

VII.b Conflict with any Applicable Plan, Policy, or Regulation of an Agency Adopted for the Purpose of Reducing the Emissions of Greenhouse Gases

The California Global Warming Solutions Act of 2006 (AB 32) is the “applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.” ARB’s Scoping Plan, derived from AB 32, includes the following elements that are directly relevant to the Project’s development of park facilities:

- Expanding and strengthening existing energy efficiency programs as well as building and appliance standards; and
- Establishing targets for transportation-related GHG emissions for regions throughout California and pursuing policies and incentives to achieve those targets.
-

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current processes for development that would result in an increase in the creation of additional greenhouse gas emissions. The Project will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases, and its impacts will not have an effect on the environment.

Environmental Analysis: *No Impact.*

VIII. Hazards and Hazardous Materials

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|-----------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
| Would the project: a) Create a significant hazard to the public or the environment through the routine | | | √ | |

| | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|---|---|
| transport, use, or disposal of hazardous materials? | | | | |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | √ | |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | | √ |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | | | √ |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | | | | √ |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | | | | √ |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | √ |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | √ | |

VIII.a-b Hazard to the Public or the Environment through Transport, Use, or Disposal of Hazardous Materials, Foreseeable Upset and Accident of Release of Hazardous Materials

A significant impact would occur if the proposed Project produces a substantial risk to the public from routine transportation, use, or disposal of hazardous material. A significant impact would occur if the proposed Project releases hazardous materials into the environment, creating significant hazards to the public or the environment.

One of the areas addressed by the safety element is the identification of the potential exposure to hazardous materials in the community. The Department of Toxic Substances Control (DTSC) maintains a list known as the Cortese list which identifies properties which contain hazardous or toxic materials. There are no such identified properties in the City of Susanville. The safety element also addresses the potential hazard for the release of hazardous or toxic materials on the roadways in the City. The analysis concluded the almost all releases were as a result of traffic accidents and the frequency of such releases was not significant.

As policy documents, the housing element and the safety element do not authorize or allow any development or activities which would result in the increased release of any hazardous materials.

Environmental Analysis: *Less than Significant Impact.*

VII.c Hazardous Materials Near a School

A significant impact would occur if the proposed Project emits or handles hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

See the discussion for section VII.a-b.

Environmental Analysis: *No Impact.*

VIII.d Location on Hazardous Material Site

A significant impact would occur if the proposed Project is located on a list of hazardous materials sites.

There are no sites listed as a hazardous materials site pursuant to Government Code Section 65962.5. There are two sites listed on the California Department of Toxic Substances Control Envirostor database in Lassen County. The sites are both located on Sierra Army Depot property in Herlong. There are no listed sites in Susanville.

Environmental Analysis: *No Impact.*

VIII.e-f Location near Airport Land Use Plan or Private Airstrip

A significant impact would occur if the proposed Project results in a location near a public airport or private airstrip.

The nearest airport, Susanville Municipal Airport, is over four miles southeast of the City. The Project will not result in a safety hazard for any land within the City.

Environmental Analysis: *No Impact.*

VIII.g Impaired Implementation of Emergency Plan

A significant impact would occur if the proposed Project impairs implementation of or physically interferes with an adopted emergency response plan or emergency evacuation plan.

The Safety adopts by reference the Lassen County Hazard Mitigation Plan which provides implementation of an emergency response plan and evacuation plan for the City and Lassen County.

Environmental Analysis: *No Impact.*

VIII.h Exposure to Loss, Injury or Death Due to Wildland Fires

A significant impact would occur if the proposed Project exposes people or structures to a significant risk of loss, injury or death involving wildland fires.

The Safety Element identifies areas within the City which have an increased risk of wildland fires and adopts policies to reduce that risk.

Environmental Analysis: *Less than Significant Impact.*

IX. Hydrology and Water Quality

| Would the project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
| a) Violate any water quality standards or waste discharge requirements? | | | | √ |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | | √ |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | | | | √ |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | | | | √ |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | | | | √ |
| f) Otherwise substantially degrade water quality? | | | | √ |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | √ | |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | | √ |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding | | | | √ |

| | | | | |
|-----------------------------------------------|--|--|--|---|
| as a result of the failure of a levee or dam? | | | | |
| j) Inundation by seiche, tsunami, or mudflow? | | | | √ |

IX.a Violate Water Quality Standards or Waste Discharge Requirements

A significant impact would occur if the proposed Project violates water quality standards or water discharge requirements.

As policy documents the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current processes for development that would results in the violation of any water quality or waste discharge requirements.

Environmental Analysis: *No Impact.*

IX.b Deplete Groundwater Supplies or Interfere with Groundwater Recharge

A significant impact would occur if the proposed Project depletes groundwater supplies or interferes substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current processes for development that would results in the use of any groundwater or interfere with groundwater recharge.

Environmental Analysis: *No Impact.*

IX.c Alter the Existing Drainage Pattern to Result in Substantial Erosion or Siltation

A significant impact would occur if the proposed Project alters the existing drainage pattern of the site or area, which would result in substantial erosion or siltation on- or off-site.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current processes for development that would alter drainage patterns or induce erosion.

Environmental Analysis: *No Impact.*

IX.d Alter the Existing Drainage Pattern to Increase the Rate or Amount of Surface Runoff

A significant impact would occur if the proposed Project alters the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current processes for development that would result in the change to any drainage patterns for rates.

Environmental Analysis: *No Impact.*

IX.e Create or Contribute Runoff Water Exceeding Capacity of Stormwater Drainage

A significant impact would occur if the proposed Project creates or contributes runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

As policy documents the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current processes for development that would result in additional runoff.

Environmental Analysis: *No Impact.*

IX.f Substantially Degrade Water Quality

A significant impact would occur if the proposed Project substantially degrades water quality.

Impacts to water quality have been discussed in the impact analysis for IX.a.

Environmental Analysis: *No Impact.*

IX.g Place Housing within a 100-year Flood Hazard Area

A significant impact would occur if the proposed Project places housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

One of the required sections of the safety element is to identify flooding hazards within the community. The information in the safety element will reflect the most current adopted floodplain maps for the city as prepared by the Federal Emergency Management Agency (FEMA). The associated National Flood Insurance Program (NFIP) and Flood Insurance Rate Maps (FIRM) for Susanville are made part of the safety element by reference and policies in the element serve to minimize the impacts from flooding within the community.

Environmental Analysis: *Less than Significant Impact.*

IX.h Place Structures within 100-year Flood Hazard Area that would impede or Redirect Flood Flows

A significant impact would occur if the proposed Project places structures within a 100-year flood hazard area, which would impede or redirect flood flows.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current processes for development that would results in any development within the floodplain.

Environmental Analysis: *No Impact.*

IX.i Expose People or Structures to a Risk of Loss, Injury, or Death

A significant impact would occur if the proposed Project exposes people or structures to risk of loss, injury or death involving flooding.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current processes for development that would results in the exposure of people to risk of loss, injury or death. The safety element seeks to identify hazards within the community and prevent loss, injury, or death from occurring..

Environmental Analysis: *No Impact.*

IX.j Hazards Due to Seiche, Tsunami, or Mudflow

A significant impact would occur if the proposed Project causes hazards of inundation by seiche, tsunami, or mudflow.

There are no lakes or major water bodies in the City of Susanville which could create a seiche, tsunami or mudflow.

Environmental Analysis: *No Impact.*

X. Land Use and Planning

| Would the project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------|-------------------------------------|------------------|
| a) Physically divide an established community? | | | | √ |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | | √ |

| | | | | |
|---------------------------------------------------------------------------------------------------|--|--|--|---|
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | √ |
|---------------------------------------------------------------------------------------------------|--|--|--|---|

X.a Physically Divide an Established Community

A significant impact would occur if the proposed Project physically divided an established community.

The approval of the housing element and safety element will not result in any physical changes and therefore will not have the potential to physically divide the community.

Environmental Analysis: *No Impact.*

X.b Conflict with Applicable Land Use Plan, Policy, or Regulation

A significant impact would occur if the project if the proposed Project conflicted with the City of Susanville General Plan or City of Susanville Zoning Code.

The purpose of the update of the housing element and safety element is to ensure that these sections of the General Plan remain current with the statutory requirements for each element and that the proposed revisions are consistent with the balance of the General Plan. Both proposed elements are consistent with the other elements of the General Plan.

Environmental Analysis: *No Impact.*

X.c Conflict with Applicable Habitat Conservation Plan or Natural Community Conservation Plan

A significant impact would occur if the proposed Project conflicts with a conservation plan.

There is no adopted conservation plans or natural community conservation plans which cover the City of Susanville.

Environmental Analysis: *No Impact.*

XI. Mineral Resources

| Would the project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | | √ |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local | | | | √ |

| | | | | |
|-----------------------------------------------------|--|--|--|--|
| General Plan, specific plan or other land use plan? | | | | |
|-----------------------------------------------------|--|--|--|--|

XI.a-b Loss of Known Mineral Resource or Locally-Important Mineral Resource Recovery Site

The state legislature adopted the Surface Mining and Reclamation Act (SMARA) in 1975, which designated Mineral Resource Zones (MRZ) for areas possessing minerals, which are of statewide or regional significance. A significant impact would occur if the proposed Project results in the loss of availability of a mineral resource of value to the region and state, or result in a loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

There are no locally important mineral resource sites within the City of Susanville therefore the adoption of the safety element and housing element will not have and impact to these resources.

Environmental Analysis: *No Impact.*

XII. Noise

| Would the Project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------|-------------------------------------|------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies? | | | | √ |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | | | | √ |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | | √ |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | | √ |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | √ |

| | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | | √ |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|

XII.a Exposure to Noise Levels in Excess of Standards Established in the Local General Plan or Noise Ordinance

A significant impact would occur if the proposed Project exposes people to or generates noise excessive than standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current processes for development that would results in the creation of any new noise sources, ground borne vibration, or change in ambient noise.

Environmental Analysis: *No Impact.*

XII.b Exposure to or Generation of Excessive Groundborne Vibration or Noise Levels

A significant impact would occur if the proposed Project exposes people to or generates excessive groundborne vibration or noise levels.

See the discussion for section XII.a.

Environmental Analysis: *No Impact.*

XII.c Permanent Increase in Ambient Noise Levels

A significant impact would occur if the proposed Project causes a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the proposed Project.

See the discussion for section XII.a.

Environmental Analysis: *No Impact.*

XII.d Temporary or Periodic Increase in Ambient Noise Levels

A significant impact would occur if the proposed Project causes a substantial or temporary periodic increase in ambient noise levels in the project vicinity above levels existing without the proposed Project.

See the discussion for section XII.a.

Environmental Analysis: *No Impact.*

XII.e Exposure to Excessive Noise Levels from an Airport

A significant impact would occur if the proposed Project exposes people to excessive noise levels due to airports.

The nearest airport, the Susanville Municipal Airport, is located over four miles to the southeast of the City and the proposed general plan element updates have no effect on increasing or changing airport operations ; therefore no impact will occur.

Environmental Analysis: *No Impact.*

XII.f Exposure to Excessive Noise Levels from a Private Airstrip

A significant impact would occur if the proposed Project exposes people to excessive noise levels due to a private airstrip.

There are no private airstrips in the Project vicinity.

Environmental Analysis: *No Impact.*

XIII. Population and Housing

| Would the project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------|-------------------------------------|------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | | √ |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | √ |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | √ |

Environmental Setting

According the U.S. Census Bureau, the population of Susanville was 17,947 residents in 2010 and 4,256 housing units (U.S. Census Bureau 2010). The 2010 population figure includes 8,508 in group quarters, mainly people incarcerated in State prison facilities located with the incorporated City limits who are not part of the general population. The household population for 2010 was 9,439. Population estimates for

2011, 2012, 2013, 2014 and 2015 from the California Department of Finance show a declining trend in household population to 9,427 in 2011, 9,137 in 2012, 9,173 in 2013, 8,898 in 2014, and 8,943 in 2015, a loss of approximately 500 residents in 5 years. Total housing units within the City have remained almost constant, changing from 4,256 to 4,251 over the period from 2010 to 2015 with a 9.9% to 10% vacancy rate.

XIII.a Induce Substantial Population Growth

A significant impact would result if the proposed Project induces substantial population growth in an area, either directly or indirectly.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current processes for development that would result in inducing population growth. The housing element identifies properties in the city which have development potential but does not create growth. Currently the city population is declining.

Environmental Analysis: *No Impact.*

XIII.b Displace Substantial Numbers of Existing Housing

A significant impact would result if the proposed Project displaces substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current processes for development that would result in housing being eliminated. The housing element identifies properties in the city which have development potential but does not create growth. Currently the city population is declining and there is adequate housing to meet overall demand particularly since the vacancy rate is approximately 10%.

Environmental Analysis: *No Impact.*

XIII.c Displace Substantial Numbers of Existing People

A significant impact would result if the proposed Project displaces substantial numbers of existing people, necessitating the construction of replacement housing elsewhere.

Impacts regarding the displacement of people have been discussed in Impact XIII.b. There will be no impact from the adoption of the two proposed General Plan element updates.

Environmental Analysis: *No Impact.*

XIV. Public Services

| | | | | |
|--------------------|--------------------------------|----------------------------|------------------------------|-----------|
| Would the project: | Potentially Significant Impact | Less than Significant with | Less than Significant Impact | No Impact |
|--------------------|--------------------------------|----------------------------|------------------------------|-----------|

| | | Mitigation Incorporated | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------|--|---|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| Fire protection? | | | | √ |
| Police protection? | | | | √ |
| Schools? | | | | √ |
| Parks? | | | | √ |
| Other public facilities? | | | | √ |

Environmental Setting

The City of Susanville is served by the Susanville Police Department, Susanville Fire Department, Lassen Municipal Utility District, and Susanville School District, Richmond Elementary School District, Johnstonville Elementary District, and Lassen Union High District.

The Susanville Police Department is located at 1801 Main Street in Susanville and has an authorized staff level of 18 employees, 16 of whom are sworn peace officers. The 16 peace officers include the Chief of Police, a lieutenant, three sergeants, a detective, a narcotics officer, and nine patrol officers. The non-sworn staff include the community service officer and administrative assistant.

The Susanville Fire Department is located at 1505 Main Street. Staff includes the Fire Chief, a battalion chief, two fire captains, and a volunteer fire captain. Response times range from three to five minutes from the time the emergency call is received.

The Lassen Municipal Utility District (LMUD) is located in Susanville and serves approximately 10,500 customers, with 425 miles of distribution lines and 80 miles of 60kV transmission lines. LMUD operates nine substations in the area. Currently distribution lines are located along First Street, Main Street, Ash Street and Park Street, and to the Project site.

The four school districts in Susanville provide a variety of learning opportunities for children in kindergarten through 12th grade. The Susanville School District includes Diamond View Middle School (grades 6 through 8), located within 0.25 miles of the Project site, Meadow View Elementary (grades 3 through 5), and McKinley School (grades Kindergarten through 2). The Richmond Elementary School District includes one school, Richmond Elementary, serving grades kindergarten through 8th grade. Johnstonville Elementary School District also includes one school, Johnstonville Elementary, serving grades kindergarten through 8th grade. Lassen Union High District operates Lassen High, Diamond Mountain Charter High School, and Credence Alternative Education High School.

XIV.a Substantial Adverse Physical Impacts Due to Maintaining Acceptable Service Levels

A significant impact would occur if the proposed Project requires construction of new public service facilities or expansion of such service facilities to maintain acceptable service ratios, response times, or other performance objectives for fire protection, police protection, schools, parks, and other public services. The Project will not rely on the addition or alteration of any public services.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current processes for development that would results in increased demand for any services within the City.

Environmental Analysis: *No Impact.*

XV. Recreation

| Would the project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------|-------------------------------------|------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | | √ |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | | √ |

XV.a Increase Use of Existing Recreational Facilities

A significant impact would occur if the proposed Project substantially increases the use of existing recreational facilities such that substantial physical deterioration would occur or be accelerated.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current processes for development that would results in inducing population growth and therefore the need for increased recreational facilities. The housing element identifies properties in the city which have development potential but does not create growth. Currently the city population is declining.

Environmental Analysis: *No Impact.*

XV.b Include or Require Construction or Expansion of Recreational Facilities

A significant impact would occur if the proposed Project includes recreational facilities or requires construction of such facilities that might have an adverse physical effect on the environment.

See the discussion for section XV.a above.

Environmental Analysis: *No Impact.*

XVI. Transportation and Traffic

| Would the project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------|-------------------------------------|------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | | | | √ |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | | | | √ |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | | | √ |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | | √ |
| e) Result in inadequate emergency access? | | | | √ |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | | | | √ |

XVI.a Conflict with an Applicable Plan, Ordinance or Policy Establishing Measures of Effectiveness for the Performance of the Circulation System

A significant impact would occur if the proposed Project conflicts with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current processes for development that would result in inducing population growth and as a result traffic growth. The housing element identifies properties in the city which have development potential but does not create growth. Currently the city population is declining and traffic counts on the main roads have also declined over the past 10 years.

Environmental Analysis: *No Impact.*

XVI.b Conflict with an Existing Congestion Management Plan

A significant impact would occur if the proposed Project conflicts with an applicable congestion management program.

There are no applicable congestion management plan for the City for Susanville. See the discussion for section XVI.a.

Environmental Analysis: *No Impact.*

XVI.c Result in Change in Air Traffic Patterns

A significant impact would occur if the proposed Project results in a change in air traffic patterns.

As policy documents the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase the intensity or potential for development within the city or in any way change the current processes for development that would result in any change in traffic patterns.

Environmental Analysis: *No Impact.*

XVI.d Increase Hazards due to Design Feature

As there will be no physical changes to the environment as a result of the adoption of the safety element and housing element there are no design features associated with the project.

Environmental Analysis: *no Impact.*

XVI.e Result in Inadequate Emergency Access

A significant impact would occur if the proposed Project results in inadequate emergency access.

As policy documents the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not negatively affect emergency access in the City. Policies in the Safety Element call for maintaining adequate emergency access and improving it where necessary.

Environmental Analysis: *No Impact.*

XVI.f Conflict with Adopted Policies, Plans, or Programs Regarding Public Transit

A significant impact would occur if the proposed Project conflicts with adopted policies, plans, or programs regarding public transit.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not apply to or affect any transit policies or programs.

Environmental Analysis: *No Impact.*

XVII. Utilities and Service Systems

| Would the project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------|-------------------------------------|------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | | √ |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | √ |
| c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | √ |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | | √ |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | | √ |

| | | | | |
|------------------------------------------------------------------------------------------------------------------------|--|--|--|---|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | | √ |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | | | | √ |

Environmental Setting

Water service in Susanville is provided by the City of Susanville, while wastewater service is provided by the Susanville Consolidated Sanitary District. Water sources include local springs (Cady Springs and Bagwell Springs) and three wells, totaling 1199.3 million gallons in annual use (Susanville Water Management Plan, 2010). Most of the water is provided through the springs (75%) according to the 2010 Water Management Plan. C&S Waste Solutions currently provides trash and recycling services to the City through the Lassen Regional Solid Waste Management Authority.

XVII.a Exceed Wastewater Treatment Requirements

A significant impact would occur if the proposed Project caused water treatment requirements to be exceeded.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase housing development of population, two factors which would increase wastewater treatment demand.

Environmental Analysis: *No Impact.*

XVII.b Require the Construction of New Water or Wastewater Treatment Facilities or Expansion of Existing Facilities

A significant impact would occur if the proposed Project caused the construction of water or wastewater systems that could cause a significant effect on the environment.

See discussion for section XVII.a.

Environmental Analysis: *No Impact.*

XVII.d Sufficient Water Supplies Available

A significant impact would occur if the proposed Project impacts the water supply entitlements serving the project.

Environmental Analysis: *Less than Significant Impact.*

XVII.e Adequate Wastewater Treatment Capacity

A significant impact would occur if the proposed Project results in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

See the discussion for section XVII.a.

Environmental Analysis: *No Impact.*

XVII.f Sufficient Landfill Capacity and Regulatory Compliance

A significant impact would occur if the proposed Project affects the ability of a landfill to accommodate project needs.

As policy documents, the housing element and the safety element do not authorize or allow any development and will not result in any physical changes to the environment. The policies in the documents do not increase or create any development therefore there would be no increase to the creation of solid waste.

Environmental Analysis: *No Impact.*

XVII.g Federal, State, and Local Statutes and Regulations Related to Solid Waste

A significant impact would occur if the proposed Project does not comply with federal, state, and local statutes and regulations relating to solid waste.

See the discussion for section XVII.f.

Environmental Analysis: *Less than Significant Impact.*

XVIII. Mandatory Findings of Significance

| Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------|-------------------------------------|------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | | | √ |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | | | | √ |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | | | | √ |

XVIII.a Potential to Degrade the Quality of the Environment

The proposed Project is the adoption of two revised elements to the City of Susanville General Plan, the housing element and the safety element. Updates to these two documents are being undertaken to meet statutory requirements of the California Government Code and to make the information in the documents up to date with respect to the current conditions within the City of Susanville. These are policy documents which will not directly result in the physical development of any properties within the City. The housing element identifies land which is currently zoned to accommodate new housing for all segments of the City’s population and demographics. No changes to general plan densities or zoning are proposed and there is adequate land already zoned to accommodate future city growth. Therefore, the update of the housing element will result in any impacts to the environment.

The safety element identifies potential hazards within the city and adopts goals, policies and programs to minimize hazard risks. The updates to the document bring information current with best available data with respect to flood zones, high fire hazard areas, seismic risks, etc. Programs that are proposed are required to be met when new construction is undertaken and do not drive development of any property. One program proposed would lower the density and zoning potential for approximately 18 parcels from R-2 and R-3A to R-1 in order to ensure that densities do not exceed 6 dwelling units to the acre in a very high fire hazard severity zone. Most of the parcels are already developed and the change would primarily affect re-

development of the properties either voluntarily or as a result of a fire or other natural disaster. The document does not propose or require any physical changes to the environment to occur. As a result there will be no impacts to the environment with the adoption of the updates.

XVIII.b Cumulative Impacts

As shown in the impact analysis, the Project will not have any significant impacts to any sections of the environment. As a result of there being no significant impacts identified there can be no cumulative impacts.

Environmental Analysis: *No Impact.*

XVIII.c Adverse Effects on Human Beings

The Project will not result in adverse effects on human beings, either directly or indirectly as impacts affecting people, such as air quality, noise, traffic as the project will not result in any physical changes to the environment.

Environmental Analysis: *No Impact.*

6.0 References

6.1 References

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RESOLUTION NO 16-1036

**A RESOLUTION OF THE SUSANVILLE PLANNING COMMISSION
ACCEPTING THE 2014 - 2019 HOUSING ELEMENT UPDATE OF THE
GENERAL PLAN AND RECOMMENDING TO THE SUSANVILLE CITY
COUNCIL TO ADOPT A NEGATIVE DECLARATION AS THE
ENVIRONMENTAL DOCUMENT AND TO ACCEPT THE UPDATE AND
ADOPT THE ELEMENT TO THE CITY'S GENERAL PLAN
CITY FILE NO. G 15-008**

WHEREAS, The City of Susanville adopted its existing Housing Element in 2013 and has undertaken a comprehensive update of its Housing Element in accordance with the requirements of California Government Code Section(s) 65880 *et seq.*; and

WHEREAS, the Housing Element is one of the seven mandatory elements of the General Plan and has been updated in accordance with State Housing and Community Development guidelines and through the policies, procedures, and action plans therein, the Housing Element provides a plan for maintaining and providing housing for residents of all income levels in the City. The proposed City of Susanville Housing Element is for the planning period of 2014 to 2019; and

WHEREAS, the City of Susanville was required by state law to update its Housing Element of the Susanville General Plan 1990-2010 by June 30, 2014; and

WHEREAS, the Administrative Department staff prepared an update of the plan to comply with state law and which was submitted to and received by the California Department of Housing and Community Development on December 29, 2015 which began a 60 day review period; and

WHEREAS, the California Department of Housing and Community Development provided the City with comments and required changes to the draft Housing Element on January 19, 2016;

WHEREAS, on February 5, 2016 the California Department of Housing and Community Development determined that the draft Housing Element update, as presented, addresses all statutory requirements and will comply with State housing element law when adopted and submitted pursuant to Section 65585(g); and

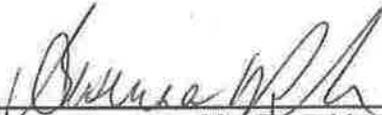
WHEREAS, notice of a public hearing to be conducted by the Planning Commission on February 23, 2016 to consider the amendments to the Housing Element that were made in response to the letter received from the California Department of Housing and Community Development dated February 2, 2016 and to consider the environmental document which was noticed for public review from December 1, 2015 through January 1, 2016 in accordance with applicable laws; and

WHEREAS, on February 23, 2016 the Planning Commission conducted a noticed public hearing to consider the CEQA finding of a Negative Declaration as the environmental document to be adopted for the Housing Element Update, attached hereto as Exhibit A, and has considered and evaluated all written reports and comments and oral testimony presented by City staff, property owners, resident and other interested parties and such other matters as are reflected in the record.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission finds that the Housing Element is internally consistent with the City of Susanville General Plan;

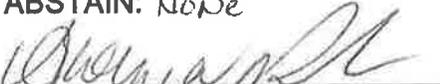
AND, BE IT FURTHER RESOLVED, the Planning Commission accepts the Housing Element Update to the City of Susanville General Plan, attached hereto as Exhibit B and recommends that the City Council adopt a Negative Declaration as the environmental document for the Housing Element update and adopt the draft Housing Element 2014-2019 as an amendment to the City of Susanville General Plan.

APPROVED: 
Alan Dowdy, Chairperson
Planning Commission
City of Susanville, State of California

ATTEST: 
Gwenna MacDonald,
Secretary to the Planning Commission

The foregoing resolution was introduced and adopted at a regular adjourned meeting of the Susanville Planning Commission held on the 23rd day of February 2016, by the following vote:

AYES: Jambois, Robinette, Foster, Logano, Chair Dowdy
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE


Gwenna MacDonald
Secretary to the Planning Commission

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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February 4, 2016

Mr. Jared Hancock, City Administrator
City of Susanville
66 North Lassen Street
Susanville, CA 96130-3904

Dear Mr. Hancock:

RE: Review of the City of Susanville's 5th Cycle (2014-2019) Draft Housing Element

Thank you for submitting the City of Susanville's draft housing element update which was received for review on December 28, 2015 along with additional revisions received on February 2, 2016. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on January 19, 2016 with you and Mr. Craig Sanders, City Planner.

The draft element with revisions meets the statutory requirements of State housing element law. The element will comply with State housing element law (GC, Article 10.6) when adopted and submitted to the Department, in accordance with GC Section 65585(g).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

For your information, some other elements of the general plan must be updated on or before the next adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established legacy communities) based on available data, including, but not limited to, data and analysis applicable to spheres of influence areas pursuant to GC Section 56430. Additional information can be obtained from these two Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf
http://opr.ca.gov/docs/Final_6.26.15.pdf.

Mr. Jared Hancock, City Administrator
Page 2

Also, on January 6, 2016, HCD released a Notice of Funding Availability (NOFA) for the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP). This program replaces the former Mobilehome Park Resident Ownership Program (MPROP) and allows expanded uses of funds. The purposes of this new program are to loan funds to facilitate converting mobilehome park ownership to park residents or a qualified nonprofit corporation, and assist with repairs or accessibility upgrades meeting specified criteria. This program supports housing element goals such as encouraging a variety of housing types, preserving affordable housing, and assisting mobilehome owners, particularly those with lower-incomes. Applications are accepted over the counter beginning March 2, 2016 through March 1, 2017. Further information is available on the Department's website at:

<http://www.hcd.ca.gov/financial-assistance/mobilehome-park-rehabilitation-resident-ownership-program/index.html> .

The Department appreciates the hard work and dedication you and Mr. Sanders provided in preparation of the housing element and looks forward to receiving Susanville's adopted housing element. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 263-7422.

Sincerely,



Glen A. Campora
Assistant Deputy Director

CITY COUNCIL RESOLUTION 16-5273

EXHIBIT "B"

**CITY OF SUSANVILLE
GENERAL PLAN
2014-2019 HOUSING ELEMENT**

CITY OF SUSANVILLE GENERAL PLAN HOUSING ELEMENT

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CITY OF SUSANVILLE GENERAL PLAN HOUSING ELEMENT

SECTION ONE:

INTRODUCTION

COMMUNITY CONTEXT

City of Susanville is in the south-central part of Lassen County located in northeastern California. It is situated approximately 111 miles east of Red Bluff and 85 miles north-northwest of Reno on the eastern slopes of where the Sierra Nevada and Cascade mountain ranges meet in California (see Figures 1-1 and 1-2).

Susanville was designated as the county seat in 1864 when Lassen County was established and became an incorporated city in 1900. Susanville remains today as the only incorporated city in Lassen County. The City encompasses approximately 8 square miles. The population as of January 1, 2014, as estimated by the California Department of Finance, is 15,832 or approximately 48.2% of Lassen County's total population of 32,581.

The principal highway access to Susanville is via State Highway 36, which runs in a general east-west direction through the central portion of the City and is also Susanville's Main Street. Highway 36 connects to Interstate 5 to the west in Red Bluff and to Highway 395 approximately 4 miles southeast of the City. State Highway 139 leaves Susanville in the center of town heading to the north to connect with the City of Alturas in Modoc County.

HISTORY OF SUSANVILLE'S ORIGIN

As the discovery of gold in 1848 sparked a flow of westward migration, new settlers sought an alternative to the route through Donner Pass to cross the Sierra Mountain Range. Peter Lassen first explored the area that is now Lassen County and, in 1851, William Nobles began leading settlers over a route that ran from the Humboldt River (in the State of Nevada) to Shasta City at the northern end of the Sacramento Valley. Of the thousands of people that passed through what is now Lassen County, some chose to remain in the Honey Lake Valley (what is now Susanville). Among those early settlers of Susanville was Isaac Roop, who established a trading post where travelers along the Nobles Emigrant Trail could stock up with provisions before crossing the Sierra Mountains. First known as Rooptown, Isaac Roop's settlement later was named Susanville for Roop's daughter, Susan.

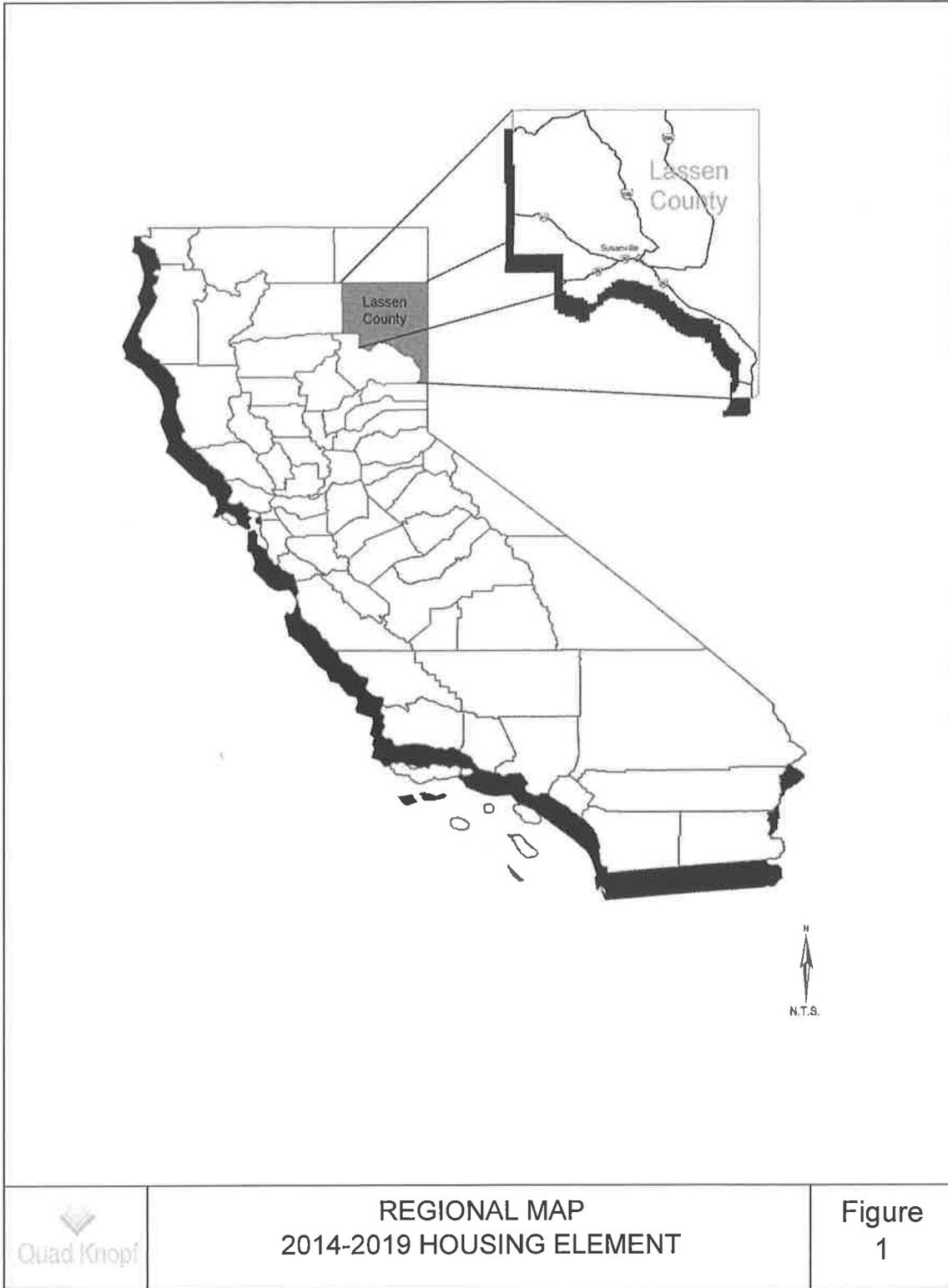
In 1856, Isaac Roop and Peter Lassen led a group of disgruntled settlers, who were unhappy over efforts of Plumas County, California officials to levy and collect taxes in the isolated and sparsely-populated region in and around Susanville. At the same time, those settlers were equally unwilling to be considered a part of the Territory of Utah - a vast region that included parts of what were to become several western states. Roop, Lassen, and their followers opted to form a separate territory, which they named Nataqua. The short-lived Republic of Nataqua was largely ignored, since the region affected had but a few hundred settlers. When the Territory of Nevada was established in 1861, Isaac Roop was made governor of the Territory. A few years later, surveys of the area established that Susanville was actually a part of the State of California and the County of Lassen was established in 1864.

The Fernley & Lassen Railroad, built in 1913, finally provided a much needed economic boost to Susanville and Lassen County by tapping into western Lassen's timber resources. The population growth of Susanville naturally followed.

Today the predominant sector of employment in Susanville and Lassen County is government, which comprised 58.6 percent of jobs in the County in 2007. This is largely due to employment at two State Correctional Centers located within the incorporated boundary of Susanville, but is also augmented by employment with the Forest Service, the Bureau of Land Management, Lassen College, Banner Lassen Medical Center, as well as local schools and local governmental agencies. In production terms, however, agriculture has long been identified as Lassen County's leading industry and the City of Susanville benefits from this industry by providing services to a larger surrounding population.

The operations of the two prisons, the California Correctional Center (CCC) and High Desert State Prison (HDP), in the incorporated limits of Susanville have become a large factor in the population numbers for the City. The CCC was established in 1963 and was annexed into the City in 1991. The HDP was established within the City limits in 1995. As of January 1, 2014, the inmate count for the CCC was 5,035 and the HDP had an inmate count of 3,389 for a total population of 8,414. The effects of this unique population will be discussed further in Section 2.

Susanville, and correspondingly Lassen County, has experienced some economic downturns that have affected its housing situation. In December 2003, Sierra Pacific Industries announced the intended closure of its sawmill complex adjacent to Susanville. The reason for the closure was linked to the loss of Forest Service timber contracts and competitive disadvantages from foreign imports and other states with fewer environmental regulations. Sierra Pacific Industries was the largest private sector employer in the county. The closure of the Susanville facility, which was the last operating sawmill in the county, resulted in the loss of approximately 150 direct jobs and additional support sector jobs.



PURPOSE OF THE ELEMENT

The California Legislature has identified “decent housing and a suitable living environment” as one of the State’s top priorities. In 1999, the State issued the California Statewide Housing Plan Update. The Housing Plan Update included the following points:

- Much higher levels of housing construction are needed to adequately house the State’s population.
- High housing cost burdens are increasingly an issue for both owners and renters. The combination of upward price pressure in the housing markets and relatively tight urban housing markets has led to increasing cost burdens, particularly for low-income renter residents.
- In some portions of the State, the level of overcrowding has dramatically increased.
- A substantial portion of affordable rental housing developments statewide are at risk of conversion to market rate use.
- Significant numbers of temporary agricultural workers migrate throughout the State facing housing challenges that impact their welfare.
- Homeless individuals and households face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

Although not all of these issues may concern Susanville directly, the concerns and issues of the State impact the City as housing funding is often tied to plans to resolve these issues of statewide concern. Many of these issues directly influence the context and conditions studied in this Housing Element update. Population pressures, housing costs and economic conditions in the Lassen County region have a direct influence on Susanville.

As a result of these issues and concerns, the California Legislature has required that all cities and counties must prepare a Housing Element as part of their General Plan. The Housing Element is one of the seven required elements in the City’s General Plan. The Housing Element is the only element of the General Plan that must be submitted to the State Department of Housing and Community Development (HCD) in order to determine compliance with State laws.

State certification of the Housing Element provides the City with a number of benefits and opportunities for addressing housing needs in the City. For instance, a certified Housing Element provides priority access to limited State housing funds and it offers greater protection from potential legal challenges to the Housing Element. In addition, the City is protected from potential financial penalties that may result from future State legislation.

REQUIREMENTS OF THE HOUSING ELEMENT

State Housing Law (Government Code Sections 65583-65589) requires that the Housing Element include an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs. This element updates the Housing Element previously adopted by the City Council on June 5, 2013. This update also establishes the required components of a Housing Element as follows:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These needs shall include the city's share of the regional housing need in accordance with Section 65584.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, overcrowding and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these sites.
- Analysis of potential and actual government constraints upon the maintenance, improvement and development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions and local processing and permit requirements, if any, and efforts to remove governmental constraints that hinder the City's ability to meet its share of the regional housing need.
- Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land and the cost of construction.
- Analysis of special housing needs, (such as handicapped, elderly, large families, farm workers, families with female head of household, and persons needing emergency shelter).
- Analysis of opportunities for energy conservation in residential development.
- Analysis of existing assisted housing developments that are eligible to change from low-income housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restriction.
- Analysis of existing zoning to ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing.

DATA SOURCES

Information contained in the Housing Element was compiled through the use of a variety of data sources, agency contacts, interviews and the review of existing documents. This included data from the United States 2000 and 2010 Census of Population and Housing, State and local government agencies and information from local organizations. The following is a list of the primary data sources that were used for the preparation of the Housing Element:

- U.S. Census 1990, 2000, and 2010, including American Community Survey data
- State Department of Finance, Housing and Population Data, January 1, 2014
- HCD Template for the Preparation of Housing Elements in Frontier Counties, Lassen County Housing Element 2004 & 2009.
- Susanville General Plan 1990 - 2010 and Zoning Ordinance 00-866, September 16, 2000
- Housing Market Analysis for Lassen County, September 2014
- California Dept. of Corrections populations reports 2014

Some Data used in this Element was also generated by the City of Susanville and Lassen County Community Development Departments. Current real estate information comes from interviews with realtors and local services, the City's Geographic Information system (GIS), and Internet databanks as well as several non-profits who serve the communities special needs. See Appendix A-1 for a list of all references.

COMMUNITY INVOLVEMENT

Community involvement is important not only in terms of assessing housing need, but also in developing policies and programs to effectively address that need. The City of Susanville has actively sought input into its housing program by conducting public workshops and public hearings for the draft document as well as having staff available for individual meetings.

The City of Susanville Planning Commission held a public workshop to review the document on December 15, 2015. Input from the general public was also sought on the overall planning document. Both the Planning Commission and then the City Council held separate public hearings on January 12, 2016, February 23, 2016 and XXXX, 2016 respectively. Through the process the Planning Commission and City Council were apprised of the progress of the plan.

Topics brought to the attention of the public at the workshops included the new Senate Bill and Assembly Bill requirements that must be included within the 2009-2014 Housing Element Update. Outlined below are new requirements that were referenced for the current planning period:

- The requirement of the City to update its Safety Element to address Very high fire hazard severity zones and FEMA floodplain issues prior to r concurrently with the Housing Element update. AB 1233 (Jones) 2005: If prior element failed to identify or implement adequate sites, the local government must zone or rezone to address this need within one-year of update.
- AB 2511 (Jones) 2006: Amended several sections of general plan and housing laws. Includes provisions strengthening ANTI-NIMBY protections and no-net loss requirements. Also added potential penalties for non-reporting of general plan progress reports.

The plan also addresses the City’s Regional Housing Needs Allocation (RHNA) numbers. Every 5 years the State Department of Housing and Community Development performs a population growth analysis and determines where additional housing should be identified. These updated RHNA housing unit estimates were also discussed at the workshops. Overall the RHNA number for the City of Susanville has decreased by 692 housing units from the 2009-2014 planning period. The RHNA allocation is divided into specific categories based on household income. The Very Low Income category decreased 95.3 percent, the Low Income category decreased 96.4 percent, the Moderate income category decreased 95.3 percent, and Above Moderate Income category decreased 95.9 percent as shown in **Table 1-1**.

| INCOME GROUP | 2009 TO 2014 | 2014 TO 2019 | PERCENT CHANGE |
|---------------------|---------------------|---------------------|-----------------------|
| Very Low | 171 | 8 | -95.3% |
| Low | 111 | 4 | -96.4% |
| Moderate | 129 | 6 | -95.3% |
| Above Moderate | 294 | 12 | -95.9% |
| Total | 705 | 30 | -95.7% |

The Housing Element Workshop held on December 15, 2015 and had average attendance with invitations taking place to the community through the use of public notices published in the paper and also direct invitation to a number of housing and housing advocacy agencies.

Specific agencies and advocacy groups invited to the public meetings included:

- Lassen Senior Services
- Lassen County Community Social Services
- Local Realtors

- Senior Care Providers
- Local Chamber of Commerce
- Susanville Indian Rancheria
- Crossroads Ministries
- Lassen Career Network
- Local Community Service Districts

The City also directly contacted housing and social service groups active in the Susanville area in order to get their input on the housing needs of their clients and any concerns that they had regarding housing. Specifically, the City contacted the Lassen Housing Authority, Lassen Works, Lassen Family Services, Eskaton Inc. (an affordable housing developer for seniors), and Far Northern Regional Center, which serves persons with developmental disabilities.

While not all agencies, advocacy groups or the public were able to attend the public workshop, the City remained committed to the creation, retention and rehabilitation of affordable housing for its residents. The Planning Commission and City staff actively sought public comments on housing projects and remain open to innovative and non-traditional housing concepts.

CONSISTENCY WITH THE GENERAL PLAN

The City of Susanville 2014 – 2019 Housing Element is a required component of the Susanville General Plan, which was completed and adopted in August 1991 and has been amended and updated from time to time. State Law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies..." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

The Housing Element has been reviewed to ensure internal consistency between it and other General Plan elements. No conflicts exist between the goals, policies and implementation strategies of the Housing Element and other elements of the General Plan. This Housing Element is for the planning period from 2014 to 2019 and complies with the state-mandated five-year update cycle. The City will continue to ensure internal consistency between the Housing Element and the General Plan through its annual review and reporting process.

ORGANIZATION

This Housing Element is organized into five sections that identify the housing needs in the community, the constraints to development, resources for future development and goals, policies and programs to address the needs and constraints in the City of Susanville. The sections are as follows:

- Section One - Introduction: provides information on the housing element process, primary data sources used for the Element, community involvement and consistency with the General Plan.
- Section Two - Housing Needs Assessment: contains a demographic and housing profile of the City and includes a discussion of current and future housing needs.
- Section Three - Housing Resources and Constraints and Needs: contains an analysis of the constraints that impact the development of housing and provides an inventory of land in the City suitable for development as well as the financial and administrative resources available to facilitate housing production. Also includes an assessment of housing needs.
- Section Four - Review of Past Housing Element: evaluates the City's past performance based on its progress toward the objectives identified in the 2009-2014 Housing Element.
- Section Five - Housing Plan: sets forth the City's goals, policies and programs that are designed to address the housing needs in the City of Susanville.

CITY OF SUSANVILLE GENERAL PLAN HOUSING ELEMENT

SECTION TWO

POPULATION AND HOUSING NEEDS

This section analyzes the demographic, household, income, employment and housing stock characteristics for the City of Susanville. This information is used to determine the City's existing and future housing needs. It serves as the foundation for the development of the City's goals, policies and programs that are designed to meet its identified housing needs.

To adequately plan for future population growth and associated housing needs it's helpful to look at past population trends and present conditions within the City and in some instances Lassen County for comparison. This section discusses the components of housing need: population growth; housing stock, income and affordability, and special populations. The data included is from the 1990 and 2000, and 2010 federal census as well as population estimates for 2013 and 2014 from the California Department of Finance (DOF) and American Community Survey. When reviewing tables within this chapter one must keep in mind that there are limitations of each data source and differing levels of accuracy, especially when numbers from different sources are compared with each other.

The California Department of Finance (DOF) provides annual estimates of population, housing units and other useful information in all California communities by using a different method than the census. The DOF estimates these numbers for the prior year and provides them to the public in the spring of the following year. Each year the department refines and updates the data from the prior year. Hence DOF population estimates during a given year will change prospectively the following year, and the previous published number will no longer be available on the department's website. Hence it is often difficult to validate these previously used estimates. For more information on DOF estimates and access to their data tables see <http://www.dof.ca.gov>.

The City of Susanville has two State correctional facilities within its boundary which create a unique population demographic. The two facilities are the California Correctional Center (CCC) which was constructed in 1963 in unincorporated Lassen County and annexed into the City in 1991 and the High Desert State Prison (HDP) which opened in 1995. The addition of the population of these two facilities increases the population of Susanville which is reflected in the significant difference between the 1990 and 2000 census population numbers. In the 2010

census the total city population was 17,947 which included 8,508 people living in group quarters, approximately 8,400 of which were incarcerated. Beginning in 2011 the State of California was under court order to reduce prison overcrowding down to 137.5% of capacity from a high of 200% of capacity. As a result, the 2014 incarcerated population has been reduced within the City limits to approximately 6,754 as of January 1, 2014.

When planning for future housing needs it must be acknowledged that there is no relationship between the population of these two prisons and the remainder of population and the housing needs in Susanville. While the demographics of the prison population cannot always be extracted from the demographic data, the analysis for housing will be extracted to household level data which excludes prison populations to the greatest extent possible. It should be noted that the 2000 census did not correctly assign the population of the CCC to the City but assigned it to the unincorporated portion of Lassen County. This error further skewed some of the 2000 census data for the City.

The analysis that follows is divided into four major subsections. **Population Characteristics** examines the City of Susanville in terms of individual persons and identifies population trends that may affect future housing needs. **Household Characteristics** explores Susanville by families, households, or living groups, to see how past and expected household changes will affect housing needs. **Employment** denotes primary income sources and levels by occupation and ability to afford adequate housing. A review of the **Housing Stock** discloses the housing environment in Susanville as a whole and details availability, affordability, and condition. Such information is invaluable to help identify needed programs that ensure that existing and future housing stock meets the shelter needs of every segment of the City's population. Analysis in each of these subsections provides a database upon which decisions concerning programs and policies for the provision of adequate housing in the City are made.

To identify future housing needs for the City of Susanville, population variables such as demographic and socioeconomic characteristics and trends should be analyzed but some of the data is highly skewed due to the inclusion of inmate populations. In many instances the data on the inmate population cannot be separated from the data for the general population for the City. Whenever possible this document will data for household populations will be used to make trend assessments. Data such as age, ethnicity, and some income information which includes inmate populations will not be used for assessing housing needs. The community profile is based on available data from the U.S. Census Bureau, Department of Finance (DOF), Lassen County's Regional Housing Needs Plan and various other informational sources.

POPULATION

Tables 2-1 and 2-2 show population trends for Susanville and Lassen County between 1980 and 2014. The tables show total population and separates out household population.

| TABLE 2-1 POPULATION GROWTH TRENDS (1980 – 2014) CITY OF SUSANVILLE | | | | | | |
|---------------------------------------------------------------------------|------------------|----------------------|----------------------------|----------------|--------------------------------------|---------|
| YEAR | TOTAL POPULATION | HOUSEHOLD POPULATION | HOUSEHOLD NUMERICAL CHANGE | GROUP QUARTERS | AVERAGE ANNUAL CHANGE HOUSEHOLD POP. | |
| | | | | | NUMBER | PERCENT |
| 1980 | 6,520 | 6,520* | - | - | - | - |
| 1990 | 7,279 | 7,093 | 573 | 186 | 57.3 | 0.85% |
| 2000 | 17,465 | 8,777 | 1,684 | 8,688 | 168.4 | 2.1% |
| 2010 | 17,947 | 9,439 | 662 | 8,508 | 66.2 | 0.73% |
| 2014 | 15,752 | 8,898 | -541 | 6,854 | -135 | -1.46% |

Source: Census Bureau (1980, 1990, 2000,2010) DOF Table E-5 2000-2010 *household population not available

| TABLE 2-2 POPULATION GROWTH TRENDS (1980 – 2014) LASSEN COUNTY | | | | | | |
|----------------------------------------------------------------------|------------------|----------------------|----------------------------|----------------|--------------------------------------|---------|
| YEAR | TOTAL POPULATION | HOUSEHOLD POPULATION | HOUSEHOLD NUMERICAL CHANGE | GROUP QUARTERS | AVERAGE ANNUAL CHANGE HOUSEHOLD POP. | |
| | | | | | NUMBER | PERCENT |
| 1980 | 21,661 | 19,992 | - | 1,699 | - | - |
| 1990 | 27,598 | 22,702 | 2,710 | 4,896 | 271 | 1.28% |
| 2000 | 33,828 | 24,918 | 2,216 | 8,910 | 221.6 | 0.94% |
| 2010 | 34,895 | 25,116 | 198 | 9,779 | 19.8 | 0.07% |
| 2014 | 32,367 | 23,716 | -1,400 | 8,651 | -350 | -1.42% |

Source: Census Bureau (1980, 1990, 2000, 2010) DOF Table City County Population E-5 1/1/2015

As indicated by Table 2-1, the City gained significant population between 1990 and 2000 as a result of the annexation of the California Correctional Center (CCC) in 1991 and opening of the High Desert State Prison (HDP) in 1995. However, using the household population numbers, the growth of the City was far more modest. As indicated in Table 2-1 the City Household population expanded at a greater than average rate between 1990 and 2000 but slowed between 2000 and 2010, and has reversed in the last 4 years losing 541 household residents. The most significant population changes appear to be related to the prison population and

household population from direct and indirect jobs associated with the prisons. The most recent reversal of population growth (2010 to 2014) is most likely attributed to a reduction in the workforce as a result of reduction in inmate population. From 1980 to 2014 the City's annual average household population growth rate was 0.95%. The County's annual average household growth rate for the same period was 0.53%.

A typical first step in determining the amount of housing needed by a jurisdiction is to develop a projection of future population of that jurisdiction. No specific population projections have been prepared for the City of Susanville. Since housing elements have to be updated every 5 years carrying out population projections more than 10-15 years would not be statistically meaningful. Table 2-3 provides actual and estimated City household populations based on an assumed average annual growth rate of 0.95% which is the average for the past 34 years.

| TABLE 2-3 HOUSEHOLD POPULATION PROJECTIONS FOR CITY OF SUSANVILLE | | | | | |
|------------------------------------------------------------------------------|-------------|-------------|-------------|-------------|-------------|
| YEAR | 2000 | 2010 | 2014 | 2020 | 2025 |
| SUSANVILLE POPULATION | 8,777 | 9,439 | 8,898* | 9,502** | 9,962** |

Source: 2000 and 2010 census, *2014 DOF Table E-5, ** Projection using City of Susanville historical growth rate of 0.95%

Population by Age

The age distribution of the City's population is shown in **Table 2-4**. As **Table 2-4** illustrates, population growth has occurred more intensely in the last decade in residents between 55 and 64 years of age. As for overall trends the percentage of population between 0 and 19 has fallen slightly between 1990 and 2010 from 31.2% to 30.2%, the main working population between 20 and 64 has trended higher going from 54.4% of the population in 1990 to 58.8% in 2010. The population 65 and over has fluctuated but generally trended downward and in 2010 represented 11% of the population in the City compared to 14.5% in 1990.

| AGE GROUP | 1990 | | 2000 | | 2010 | | AGE GROUP PERCENT CHANGE 2000-2010 |
|------------------|--------|--------------------------|--------|--------------------------|--------|--------------------------|---------------------------------------------|
| | NUMBER | PERCENT OF TOTAL POP. | NUMBER | PERCENT OF TOTAL POP. | NUMBER | PERCENT OF TOTAL POP. | |
| Under 5 Years | 648 | 8.9% | 693 | 7.9% | 776 | 8.2% | 11.98% |
| 5-9 Years | 622 | 8.55% | 815 | 9.32% | 622 | 6.59% | -23.68% |
| 10-14 Years | 511 | 7.02% | 723 | 8.27% | 701 | 7.43% | -3.04% |
| 15-19 Years | 485 | 6.66% | 712 | 8.15% | 753 | 7.98% | 5.76% |
| 20-24 Years | 519 | 7.13% | 590 | 6.75% | 664 | 7.03% | 12.54% |
| 25-34 Years | 1,118 | 15.36 | 1,176 | 13.46% | 1,297 | 13.74% | 10.29% |
| 35-44 Years | 1,082 | 14.86 | 1,329 | 15.21% | 1,218 | 12.9% | -8.35% |
| 45-54 Years | 661 | 9.08% | 1,185 | 13.56% | 1,276 | 13.52% | 7.68% |
| 55-59 Years | 260 | 3.57% | 333 | 3.81% | 622 | 6.59% | 86.79% |
| 60-64 Years | 318 | 4.37% | 263 | 3.01% | 468 | 4.96% | 77.95% |
| 65-74 Years | 559 | 7.68% | 460 | 5.26% | 523 | 5.54% | 13.7% |
| 75-84 Years | 370 | 5.08% | 353 | 4.04% | 333 | 3.53% | -5.67% |
| 85+ Years | 126 | 1.73% | 109 | 1.25% | 192 | 2.03% | 76.15% |
| Median | 32.7 | | 32.1 | | 33.6 | | |
| Total | 7,279 | 100.0 | 8,740 | 100.0 | 9,439 | 100.0 | 8.0% |

Source: 1990, 2000, 2010 U.S. Census Household Population

Population by Race and Ethnicity

The racial characteristics of the City's population are shown below in **Table 2-5**. All ethnic groups except for individuals of two or more races experienced an increase in total numbers as would be expected in a growing population. In terms of the relative proportion of any ethnic group to the total population, white population has continued to decline with a slight decline from 84.9% to 84.5% between 2000 and 2010. The African American population continues to increase slightly but still makes up only 1.4% of the population. A modest increase occurred in people of Hispanic origin, which covers multiple race groups, from 7.5% of the population in 1990 to 9.4% of the population in 2000 and increasing to 11.8% in 2010. The Native Hawaiian/Pacific Islander/Asian population remained the same in 2010 at 2.2% of the population after a small increase from 1990 to 2000. While the overall population grew by 8.3% between 2000 and

2010 all ethnic population groups increased at a faster rate with the exception of mixed race individuals. Overall, the numbers indicate a population that is slowly becoming more ethnically diversified.

| TABLE 2-5 HOUSEHOLD POPULATION BY ETHNICITY/RACE CITY OF SUSANVILLE | | | | | | | |
|---------------------------------------------------------------------------|--------|--------------------|--------|--------------------|--------|--------------------|---------------------------------|
| RACE | 1990 | | 2000 | | 2010 | | PERCENT CHANGE, 2000-2010 |
| | NUMBER | PERCENT OF POP. | NUMBER | PERCENT OF POP. | NUMBER | PERCENT OF POP. | |
| White | 6,653 | 91.4% | 7,397 | 84.9% | 7,970 | 84.5% | 7.74% |
| African American Amer. Indian/Alaska Native | 73 | 1.0% | 98 | 1.1% | 131 | 1.4% | 33.67% |
| Native Hawaiian/Pacific Islander/Asian | 277 | 3.8% | 342 | 3.9% | 408 | 4.4% | 19.3% |
| Some other race | 102 | 1.4% | 196 | 2.2% | 223 | 2.2% | 13.77% |
| Two or more races | 174 | 2.4% | 346 | 3.9% | 404 | 4.3% | 16.76% |
| Total | -- | -- | 336 | 3.9% | 303 | 3.2% | -9.8% |
| Total | 7,279 | 100.0% | 8,715 | 100.0% | 9,439 | 100.0% | 8.3% |
| Hispanic Origin (of any race) | 547 | 7.5% | 820 | 9.4% | 1,115 | 11.8% | 36% |

Source: (1990 Census, STF1:P010 and 2000 Census, SF1:P8, PCT 17A-H, 2010Census P16 A-H)

HOUSEHOLD CHARACTERISTICS

Size and Vacancy

| TABLE 2-6 AVERAGE HOUSEHOLD SIZE AND VACANCY, 1990-2014 CITY OF SUSANVILLE AND TOTAL LASSEN COUNTY | | | | | | |
|----------------------------------------------------------------------------------------------------------|------|---------------|------------|--------------------------|------------------------|--------------|
| Area | Year | Housing Units | Households | Population in Households | Average Household Size | Vacancy Rate |
| Susanville | 1990 | 3,124 | 2,841 | 7,093 | 2.50 | 9.09% |
| | 2000 | 3,889 | 3,516 | 8,777 | 2.49 | 9.04% |
| | 2010 | 4,256 | 3,833 | 9,439 | 2.46 | 9.94% |
| | 2014 | 4,255 | 3,832 | 8,898 | 2.34 | 9.90% |
| Lassen Co. | 1990 | 10,358 | 8,543 | 22,702 | 2.66 | 17.52% |
| | 2000 | 12,000 | 9,625 | 24,918 | 2.59 | 19.79% |
| | 2010 | 12,710 | 10,058 | 25,116 | 2.50 | 20.87% |
| | 2014 | 12,738 | 10,073 | 23,930 | 2.38 | 20.90% |

Source: Census Bureau (1990, 2000, and 2010 Census) and 2014 DOF Estimates;

Susanville's and Lassen County's Total Households, Population in Households, and Average Household Size and Vacancy Rate for 1990, 2000, 2010 and 2014 is shown in Table 2-6. In 1990, Susanville's Average Household Size was 2.50, while the County's Average Household Size was 2.66. Average Household Size in 2000 was 2.49 persons per household for Susanville and 2.59 persons per household for the County, and 2.46 and 2.50 respectively in 2010 indicating that larger or extended family/households are actually decreasing. The 2014 estimates from the State Department of Finance show the trend continuing with actual population decreases and continuing high vacancy rates with little new home construction. If the trend continues, no additional housing will be needed to accommodate the population in the immediate future.

The vacancy rate for the City of Susanville has been trending higher between 1990 and 2014 rising from 9.1% to 9.9% while the rate for the County as a whole has also over that time period risen from 17.52% to 20.9% and is 26% in the unincorporated County area. Vacancy rates are usually an indicator of the strength or weakness of the housing market. The State uses five percent as a rule-of-thumb for a desirable total vacancy rate. A total vacancy rate of less than four percent could represent a shortage of housing units.

High vacancy rates can be an indication of a weak housing market. However vacancy rates may not provide the whole picture. An area can have a strong demand for housing and a high vacancy rate when there is a demand for summer/vacation homes, i.e. the Lake Tahoe region. Vacation homes in Lassen County help contribute to the higher vacancy rate in the County as a whole, however it does not appear to be a significant factor within the City. A breakdown of

vacancy types in the 2010 census reveals that only 29 of the 423 vacant dwellings are for seasonal/recreational use, 156 were vacant rentals, 69 were for sale, and another 157 were simply vacant. The rental vacancy rate in the City was 7.7% in 2010 and the homeowner vacancy rate was 3.4%. These percentages only reflect dwellings that are for rent.

Of the total vacant units in 2000, 155 were for rent, 75 were for sale, 14 were rented or sold but not yet occupied, 40 were for seasonal, recreational, or occasional use, and 82 were classified as other vacant. The percentage of vacant units for rent decreased from 1990 to 2000 and again in 2010 indicating a possible strengthening in the rental market. The largest change was in dwelling units that are vacant for no stated reason where the number of units almost doubled. At first look the numbers may indicate that there isn't a shortage of housing in Susanville, however when the seasonal dwellings, homes rented or sold, and homes vacant for no stated reason are subtracted from the vacancy total, the available vacancy rate for is 5.3%.

| | 1990 | | 2000 | | 2010 | |
|------------------------------|-------|-------------|-------|-------------|-------|------------|
| | Units | % of Total | Units | % of Total | Units | % of Total |
| Total Housing Units | 3,124 | 100.0% | 3,882 | 100.0% | 4,256 | 100% |
| Occupied Housing Units | 2,841 | 90.9% | 3,516 | 90.6% | 3,833 | 90.1% |
| Total Vacant Units | 283 | 9.1% | 366 | 9.4% | 423 | 9.90% |
| Reason Vacant | | % of Vacant | | % of Vacant | | |
| For rent | 141 | 49.8% | 155 | 42.3% | 156 | 36.9% |
| For sale only | 19 | 6.7% | 75 | 20.5% | 69 | 16.3% |
| Rented/sold, not occupied | 25 | 8.8% | 14 | 3.8% | 12 | 2.8% |
| Seasonal or recreational use | 15 | 5.3% | 40 | 10.9% | 29 | 6.6% |
| For migratory workers | 0 | 0.0% | 0 | 0.0% | 0 | 0% |
| Other vacant | 83 | 29.3% | 82 | 22.4% | 157 | 36.9% |

Source: 1990, 2000 and 2010 U.S. Census

Housing Growth

As of January 1, 2010, there were 4,256 housing units in the City of Susanville. **Table 2-8** below shows the housing growth trends in the City of Susanville for the years 1990 to 2014. As the table shows, the growth in the number of housing units in the City corresponds to the larger population growth between 1990 and 2000 and the number of housing units grew faster than the population in both jurisdictions between 2000 and 2010 (see Table 3-1). This corresponds to the decrease in household size over the same time period. On average between 1990 and 2014 the City added approximately 47 new dwelling units per year, however there has been no net increase in dwellings in the past 4 years. As a general trend from 1990 to 2014 the number of

housing units has grown at a rate faster than the population which is consistent with the corresponding decline in average household size in Table 2-6.

**TABLE 2-8
HOUSING UNIT GROWTH, 1990-2014
CITY OF SUSANVILLE AND TOTAL LASSEN COUNTY**

| Area | Year | Number of Housing Units | Numerical Change | Average Annual Housing Growth Rate | Average Annual Household Population Growth Rate |
|------------|-----------|-------------------------|------------------|------------------------------------|-------------------------------------------------|
| Susanville | 1990 | 3,124 | - | - | - |
| | 2000 | 3,889 | 765 | 2.21% | 2.1% |
| | 2010 | 4,256 | 367 | 0.91% | 0.73% |
| | 2014 | 4,255 | -1 | 0% | -1.25% |
| | 1990-2014 | | 1,131 | 1.3% | 0.98% |
| Lassen Co. | 1990 | 10,358 | - | - | - |
| | 2000 | 12,000 | 1,642 | 1.48% | 0.94% |
| | 2010 | 12,710 | 710 | 0.58% | 0.07% |
| | 2014 | 12,738 | 28 | 0.05% | -0.3% |
| | 1990-2014 | | 2,380 | 0.86% | 0.22% |

Source: Census Bureau (1990, 2000, and 2010 Census) and 2014 DOF Estimates

Household Tenure

A summary of the City of Susanville household characteristics is provided in Table 2-9. The majority of households in the City are still family households but that percentage decreased significantly from 77.2% to 64% between 1990 and 2000 and dropped again to 62% in 2010. The percentage of married couple families also continued to decrease significantly from 65.4% to 46.4% to 42.9% in 2010. Total household increase 9% between 2000 and 2010. Non-family households have increased by 38.4 percent between 1990 and 2000 and increased 15% between 2000 and 2010 which is faster than the increase in total households for both decades. The overall of non-family households in the City continues to make up a larger segment of households increasing from 22.8% to 36% and again to 38% in 2010. Households, with persons living alone also showed a slight gain as a percentage of total households and grew slightly faster than the total number of households between 2000 and 2010. Female households with individuals under 18 years of age also rose faster than the overall households with a 46.8% increase. Households of married family couples with children under 18 showed a significant decrease in numbers with a 7.5% decrease for the decade and married couple households remained almost static.

| HOUSEHOLD TENANCY | 1990 | | 2000 | | 2010 | | PERCENT CHANGE |
|------------------------------------------------|--------|---------|--------|---------|--------|---------|----------------|
| | NUMBER | PERCENT | NUMBER | PERCENT | NUMBER | PERCENT | |
| Total Households | 2,841 | 100.0% | 3,516 | 100.0% | 3,833 | 100.0% | 9.0% |
| Family Households | 1,926 | 77.2% | 2,250 | 64.0% | 2,377 | 62.0% | 5.6% |
| Married Couple Families | 1,489 | 65.4% | 1,632 | 46.4% | 1,645 | 42.9% | 0.8% |
| Married Couple Families with children under 18 | 716 | 25.2% | 854 | 24.3% | 790 | 20.6% | -7.5% |
| Female Householder, no husband present | 325 | 8.6% | 464 | 13.2% | 499 | 13.0% | 7.5% |
| Female Householder with children under 18 | 239 | 6.8% | 351 | 10% | 369 | 9.6% | 5.1% |
| Non-Family Household | 915 | 22.8% | 1,266 | 36.0% | 1,456 | 38.0% | 15.0% |
| Householder living alone | 747 | 18.9% | 1,053 | 29.9% | 1,161 | 30.3% | 10.2% |
| Householder alone > 65 | 332 | 11.7% | 377 | 10.7% | 405 | 10.6% | 7.4% |

Source: 1990, 2000, 2010 U.S. Census

Table 2-10 shows Total Occupied Housing Units and Owner-Occupied and Renter-Occupied Housing Units for 1990, 2000 and 2010 for the City of Susanville, Lassen County and Unincorporated Lassen County. The 2010 U.S. Census reported that the total number of occupied housing units in the City was 3,833, with 1,974 (51.5 percent) Owner-Occupied Housing Units and 1,859 (48.5 percent) Renter-Occupied Housing Units. This continues a trend of fewer owner occupied housing and greater rental housing within the City. Since 1990 owner occupied households has decreased from 57.6% to 51.5%, a 10.6% decrease.

In the unincorporated portion of Lassen County the total number of households increased very little between 2000 and 2010 with only 116 new households. The number of owner occupied housing actually decreased. The mix between owner occupied and rental units changed slightly with owner occupied declining from 76% to 74.2%.

The trends in the data suggest that the City of Susanville is continuing to provide an increasing proportion of renter housing for Lassen County while the unincorporated area of Lassen County's proportion of rental housing increased but to a lesser proportionate share. Throughout the County the trend is for an increased proportion of rental occupied housing going from 30.6% in 1990 to 34.5% in 2010.

| | 1990 | | 2000 | | 2010 | |
|--------------------------------------|--------|---------|--------|---------|--------|---------|
| | NUMBER | PERCENT | NUMBER | PERCENT | NUMBER | PERCENT |
| SUSANVILLE | | | | | | |
| Owner | 1,636 | 57.6% | 1,935 | 55% | 1,974 | 51.5% |
| Renter | 1,205 | 42.4% | 1,581 | 45% | 1,859 | 48.5% |
| Total | 2,841 | 100.0% | 3,516 | 100.0% | 3,833 | 100.0% |
| LASSEN CO. | | | | | | |
| Owner | 5,927 | 69.4% | 6,575 | 68.3% | 6,590 | 65.5% |
| Renter | 2,616 | 30.6% | 3,050 | 31.7% | 3,468 | 34.5% |
| Total | 8,543 | 100% | 9,625 | 100% | 10,058 | 100% |
| UNINCORPORATED LASSEN CO. | | | | | | |
| Owner | 4,291 | 75.2% | 4,640 | 76% | 4,616 | 74.2% |
| Renter | 1,411 | 24.8% | 1,469 | 24% | 1,609 | 25.8% |
| Total | 5,702 | 100% | 6,109 | 100% | 6,225 | 100% |

HOUSING INVENTORY

Housing Units by Type

Referencing Table 2-11, the majority of units built between 2000 and 2013 were single family. The percentage of Single Family Housing Units (both attached and detached) increased from 73.2 percent in 2000 to 77.5 percent in 2013. The percentage of duplexes to fourplexes decreased from 5.2 percent in 1990 to 3.2 percent in 2013 (January 2014), and the percentage of Multiple Family Housing Units and Mobile Homes decreased 3.5 percentage points and 0.2 percentage points respectively from 1990 to 2000.

**TABLE 2-11
HOUSING INVENTORY TRENDS BY UNIT TYPE, 2000-2013
CITY OF SUSANVILLE**

| Year | 2000 | | 2010 | | 2013 | |
|---------------------|-------|------------|-------|------------|-------|------------|
| | Units | % of Total | Units | % of Total | Units | % of Total |
| Total Housing Units | 3,842 | 100.0% | 4,256 | 100.0% | 4,255 | 100% |
| 1-Unit Detached | 2,682 | 69.8% | 3,078 | 72.3% | 3,073 | 72.3% |
| 1-Unit Attached | 129 | 3.4% | 223 | 5.2% | 223 | 5.2% |
| 2-4 Units | 371 | 5.2% | 135 | 3.2% | 138 | 3.2% |
| 5 or More | 453 | 16.3% | 543 | 12.8% | 543 | 12.8% |
| Mobile Home | 198 | 5.2% | 277 | 6.5% | 278 | 6.5% |
| Boat, RV, Van, etc. | 9 | 0.2% | N/A | | N/A | |

Source: State Department of Finance E-5 estimates.

Age of Housing Stock

As shown in Table 2-12, 50.4 percent of Susanville’s housing stock was built prior to 1970. Currently 64.5 percent (2,751 units) of the City’s current housing stock is over 33 years old and 40 (1,713 units) percent are more than 53 years old. This is a good indication that a significant number of units need rehabilitation and continued maintenance now and in the immediate future. More information on the condition of the City’s housing stock in the next section.

**TABLE 2-12
AGE OF HOUSING STOCK
CITY OF SUSANVILLE**

| Year Structure Built | # of Units | % of Total |
|----------------------|------------|------------|
| 2011 to 2013 | 6 | 0.1% |
| 2000 to 2010 | 414 | 9.7 |
| 1990 to 1999 | 574 | 13.5 |
| 1980 to 1989 | 517 | 12.2 |
| 1970 to 1979 | 618 | 14.6 |
| 1960 to 1969 | 413 | 9.7 |
| 1940 to 1959 | 1,094 | 25.7 |
| 1939 or Earlier | 619 | 14.5 |
| Total | 4,255 | 100.0 |

Source: 2010 U.S. Census & Community Development Department Figures

Housing Quality

Housing quality is measured by accepted standards of health and safety concerns and issues. Deteriorating conditions, left unchecked, allow for the possibility of physical harm to residents and guests. It is important that the City be aware of deferred maintenance conditions for the

protection of all, and when cross referenced with income data, such information can help determine potential resources to address the problems.

Structural integrity of area housing stock was surveyed according to accepted protocol of the State Department of Housing and Community Development. A point rating system was assigned to various levels of structural deficiencies pertaining to such items as the foundation, roofing, siding, windows, and electrical as can be viewed from the street. Points increased with the degree of deficit relating to maintenance and upkeep of the soundness of the housing unit. One of five categories are assigned by the points achieved:

| Points | Rating Category |
|-------------|-------------------------------------|
| 9 or less | Sound |
| 10-19 | Minor repair needed |
| 20 -34 | Moderate repair required |
| 35-50 | Substantial rehabilitation required |
| 51 and over | Dilapidated and needs replacement |

Housing conditions in the City of Susanville rated sound, with a few minor exceptions. Referencing Table 2-13, approximately 75 percent of the housing units surveyed were rated sound; 18 percent were rated having minor repairs needed; 4.8 percent were rated as having moderate repairs needed; 1.2 percent were rated as having substantial repairs needed; and 1.5 percent were rated as having dilapidated conditions. Overall, the City of Susanville's existing housing conditions are good.

| Condition | Census Tracts | | | | | | | | | | | |
|--------------|---------------|-------------|------------|------------|-------------|--------------|------------|-------------|------------|------------|-------------|--------------|
| | 403.02 | | | 403.03 | | | 403.04 | | | 403.05 | | |
| | Sample | % | Total | Sample | % | Total | Sample | % | Total | Sample | % | Total |
| Sound | 21 | 51.2% | 270 | 118 | 59.0% | 810 | 108 | 88.5% | 822 | 122 | 88.4% | 1,444 |
| Minor | 10 | 24.4% | 128 | 67 | 33.5% | 460 | 6 | 5% | 46 | 14 | 10.1% | 165 |
| Moderate | 7 | 17.1% | 90 | 10 | 5.0% | 69 | 5 | 3.3% | 30 | 2 | 1.5% | 25 |
| Substantial | 1 | 2.4% | 13 | 4 | 2.0% | 27 | 3 | 1.7% | 15 | 0 | | 0 |
| Dilapidated | 2 | 4.9% | 26 | 1 | 0.5% | 7 | 0 | 0 | | 0 | | 0 |
| Total | 41 | 100% | 527 | 200 | 100% | 1,373 | 122 | 100% | 913 | 138 | 100% | 1,634 |

OVERCROWDED HOUSING UNITS

The U.S. Census Bureau defines overcrowding as a situation in which a housing unit is occupied by more than one person per room, excluding kitchens and bathrooms. Units with more than 1.5 persons per room are considered severely overcrowded and indicate a significant housing need. **Table 2-14** shows the number of overcrowded households in the City of Susanville. According to the 2007 – 2011 American Communities 5-year survey the City of Susanville contained 194 overcrowded housing units in 2010 or 5.1 percent of the total Occupied Housing Units which was the same as in 2000.

In comparison to the State, overcrowding is less than California as a whole where 7.9 percent of all households experiencing overcrowded conditions. Overcrowded households are usually a reflection of the lack of affordable housing available but may also reflect cultural differences and preferences. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit.

| TABLE 2-14 OVERCROWDED HOUSING UNITS 1990 -2010 CITY OF SUSANVILLE | | | | | | |
|-----------------------------------------------------------------------------------|--------|---------|----------------|---------|-----------------|---------|
| | 1990 | | | | | |
| | | | Owner-Occupied | | Renter-Occupied | |
| | Number | Percent | Number | Percent | Number | Percent |
| Occupied Housing Units | 2,841 | 100% | 1,636 | 100% | 1,205 | 100% |
| Occupants Per Room | | | | | | |
| 1.00 or Less | 2,703 | 95.1% | 1,597 | 97.6% | 1,106 | 91.8% |
| 1.01 to 1.50 | 96 | 3.4% | 33 | 2.0% | 63 | 5.2% |
| 1.51 or More | 42 | 1.5% | 6 | 0.4% | 36 | 3.0% |
| | 2000 | | | | | |
| | | | Owner-Occupied | | Renter-Occupied | |
| | Number | Percent | Number | Percent | Number | Percent |
| Occupied Housing Units | 3,461 | 100% | 1,883 | 100% | 1,587 | 100% |
| Occupants Per Room | | | | | | |
| 1.00 or Less | 3,283 | 94.9% | 1,774 | 94.2% | 1,509 | 95.6% |
| 1.01 to 1.50 | 132 | 3.8% | 96 | 5.1% | 36 | 2.3% |
| 1.51 or More | 46 | 1.3% | 13 | 0.7% | 33 | 2.1% |

| | 2010 | | | | | |
|------------------------|--------|---------|----------------|---------|-----------------|---------|
| | | | Owner-Occupied | | Renter-Occupied | |
| | Number | Percent | Number | Percent | Number | Percent |
| Occupied Housing Units | 3,833 | 100% | 1,974 | 100% | 1,859 | 100% |
| Occupants Per Room | | | | | | |
| 1.00 or Less | 3,639 | 94.9% | 1,938 | 98.2% | 1,701 | 91.5% |
| 1.01 to 1.50 | 168 | 4.4% | 36 | 1.8% | 132 | 7.1% |
| 1.51 or More | 26 | 0.7% | 0 | 0.0% | 26 | 1.4% |

Source: 1990 and 2000 U.S. Census, 2007-2011 ACS 5-year estimates

Table 2-14 also identifies overcrowding by tenure in Susanville in 1990, 2000, and 2010. The percentage of overcrowded Owner-Occupied Housing Units in Susanville in 1990 was 2.4 percent, increased to 5.8 percent in 2000 and decreased to 1.8% in 2010. The percentage of Overcrowded Renter-Occupied Housing Units in Susanville in 1990 was 8.2 percent and decreased to 4.4 percent in 2000 and increased to 8.5% in 2010.

HOUSEHOLD INCOME

The 2000 Census median household income for the City of Susanville was \$35,675, an increase of 40.8 percent over the 1990 median household income of \$25,346. The median income increased to 45,198 in 2010, an increase of 27.7%. When compared with the State of California as a whole, the State's median household income was 41.2% higher than Susanville's in 1990 and 33.1% higher in 2000 showing a strong relative gain during the decade. In 2010 the median income in the State was 34.7% higher than in Susanville. The difference in family income between the State and Susanville was much less pronounced in 2000 with a 17% difference, and the gap closed more in 2010 to 12.3%, see Table 2-15.

| Area | 1990 | | 2000 | | 2010 | |
|---------------|---------------|------------------|---------------|------------------|---------------|------------------|
| | Median Family | Median Household | Median Family | Median Household | Median Family | Median Household |
| Susanville | 30,645 | 25,346 | 45,216 | 35,675 | 61,738 | 45,198 |
| Lassen County | 31,803 | 26,764 | 43,398 | 36,310 | 62,842 | 50,317 |
| California | 40,559 | 35,798 | 53,025 | 47,493 | 69,332 | 60,883 |
| United States | 35,225 | 30,056 | 50,046 | 41,994 | 62,982 | 51,914 |

Source: U.S. Bureau of the Census, 1990, 2000 and 2006-2010 ACS 5-year Survey

The gap between Median Household Income for Susanville and Lassen County as a whole widened significantly in 2010 as did the difference in median family income where the County surpassed the City. While incomes continue to increase across the board so did living costs. The inflation index (Consumer Price Index) between 1990 and 2000 was 37.4%. The 41.2% increase in median income in Susanville for the same period kept residents just ahead of the inflation curve. Between 2000 and 2010 the inflation rate was 26.6% compared to the 27.7% increase in median income for Susanville household. How income measures with housing costs is discussed later in this chapter.

Table 2-16 shows the breakdown household incomes for Susanville and unincorporated Lassen County for the year 1999 and 2011. The numbers in this table are helpful in determining how many households fall into designated income categories such as Low Income, Extremely Low Income, etc.

| ANNUAL INCOME | SUSANVILLE | | UNINC. LASSEN CO. | |
|---------------------|---------------------|----------------------|---------------------|----------------------|
| | NUMBER 1999/2011 | PERCENT 1999/2011 | NUMBER 1999/2011 | PERCENT 1999/2011 |
| Less than \$10,000 | 446/182 | 12.8/4.7 | 674/423 | 11.0/6.8 |
| \$10,000 - \$14,999 | 244/330 | 7.0/8.5 | 508/380 | 8.3/6.1 |
| \$15,000 - \$24,999 | 501/522 | 14.4/13.5 | 913/654 | 14.8/10.5 |
| \$25,000 - \$34,999 | 509/195 | 14.7/5.0 | 824/529 | 13.4/8.5 |
| \$35,000 - \$49,999 | 603/663 | 17.4/17.1 | 1,139/934 | 18.5/15 |
| \$50,000 - \$74,999 | 697/732 | 20.1/18.9 | 1,146/1,276 | 18.6/20.5 |
| \$75,000 - \$99,999 | 308/733 | 8.9/18.9 | 484/847 | 7.9/13.6 |
| \$100,000 or more | 166/514 | 4.8/13.3 | 467/1,183 | 7.6/19.0 |
| Total Households | 3,474/3,871 | | 6,115/6,226 | |

Source: 2000 Census, 2007-2011 ACS Survey Table B19001

The Federal Department of Housing and Urban Development (HUD) publishes median household income data by household size annually for areas in the entire United States. The income data is defined using an Area Median Income (AMI) for each HUD area and classified by the State Department of Housing and Community Development (HCD) into four income groups. The four income groups are defined as follows:

- Extremely Low: Less than 30 percent of AMI .
- Very Low Income: Less than 50 percent of AMI.
- Lower Income: Less than 80 percent of AMI.

- Median Income: Less than 100 percent of AMI.
- Moderate Income: Less than 120 percent of AMI.

Based on the above information and Susanville’s 2011 median household income of 45,198 the following thresholds are calculated:

- Extremely Low Household Income ≤ \$13,559
- Very Low Household Income ≤ \$22,599
- Lower Household Income ≤ \$36,158
- Median Household Income ≤ \$45,198
- Above Moderate Household Income ≤ \$54,237

Table 2-17 shows the maximum annual income level for a household to be included in the very low, low and moderate income groups, adjusted for household size, for Lassen County based on information from the State Department of Housing and Community Development for 2013. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance. The Regional Housing Needs Plan (RHNP), which is prepared by the State for Lassen County, also uses these income groups to categorize the basic construction need by income group for future housing development in the County. Please refer to the RHNP discussion in Section 3 for more information.

| HOUSEHOLD SIZE | MEDIAN INCOME | MAXIMUM INCOME LEVEL | | | |
|----------------|---------------|----------------------|----------|----------|-----------|
| | | EXTREMELY LOW | VERY LOW | LOWER | MODERATE |
| 1-Person | \$46,750 | \$13,600 | \$22,650 | \$36,250 | \$56,100 |
| 2-Person | \$53,450 | \$15,550 | \$25,900 | \$41,400 | \$64,100 |
| 3-Person | \$60,100 | \$17,500 | \$29,150 | \$46,600 | \$72,150 |
| 4-Person | \$66,800 | \$19,400 | \$32,350 | \$51,750 | \$80,150 |
| 5-Person | \$72,150 | \$21,000 | \$34,950 | \$55,900 | \$86,550 |
| 6-Person | \$77,500 | \$22,550 | \$37,550 | \$60,050 | \$92,950 |
| 7-Person | \$82,850 | \$24,100 | \$40,150 | \$64,200 | \$99,400 |
| 8-Person | \$88,200 | \$25,650 | \$42,750 | \$68,350 | \$105,800 |

Source: California Department of Housing and Community Development, 2013.

Extremely Low Income Households

Extremely Low-income (ELI) is defined as households with income less than 30 percent of area median income. As previously calculated the threshold for ELI for Susanville/Lassen County in 2010 was \$19,400 for a family of 4 household. Households with extremely low-income have a variety of housing challenges and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low-income households

| Household | Household Income | | | | | Total | Percentage of Total |
|----------------------------------|----------------------|-------------------|-------------------|--------------------|-----------------------|-------|---------------------|
| | Less Than 30% of AMI | 30% to 50% of AMI | 50% to 80% of AMI | 80% to 100% of AMI | More Than 100% of AMI | | |
| Ownership Households | 89 | 238 | 194 | 160 | 1,293 | 1,974 | 100.0% |
| Cost Burden 30% - 50% | 5 | 85 | 93 | 60 | 223 | 461 | 23.3% |
| Cost Burden > 50% | 78 | 41 | 63 | 0 | 3 | 185 | 9.4% |
| Overpaying Owner Households | 83 | 126 | 156 | 60 | 226 | 646 | 32.7% |
| Percentage of Overpaying Owners | 93.3% | 52.9% | 80.4% | 37.5% | 17.5% | 32.7% | |
| Renter Households | 419 | 393 | 321 | 380 | 346 | 1,859 | 100.0% |
| Cost Burden 30% - 50% | 9 | 151 | 162 | 47 | 26 | 395 | 20.8% |
| Cost Burden > 50% | 338 | 205 | 39 | 0 | 0 | 582 | 31.8% |
| Overpaying Renter Households | 347 | 356 | 201 | 47 | 26 | 977 | 52.6% |
| Percentage of Overpaying Renters | 82.8% | 90.6% | 62.6% | 12.4% | 7.5% | 52.6% | |
| Total Households | 508 | 631 | 515 | 540 | 1,639 | 3,883 | 100% |

| | | | | | | | |
|-------------------------------------------|-------|-------|-------|-------|-------|-------|-------|
| Cost Burden 30% - 50% | 14 | 236 | 255 | 107 | 248 | 860 | 9.6% |
| Cost Burden > 50% | 416 | 246 | 102 | 0 | 3 | 767 | 8.2% |
| Overpaying Households | 430 | 482 | 357 | 107 | 251 | 1,627 | 42.4% |
| Percentage of Overpaying Households | 84.6% | 74.8% | 69.3% | 19.8% | 15.4% | 42.4% | |

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2007-2011

ELI Projected Housing Needs

In the most recent Regional Housing Needs Allocation the State did not assign housing numbers for ELI households. To calculate the projected housing needs, the City of Susanville assumed 50 percent of the very low-income regional housing number will be extremely low-income households. As a result, from the very low income need of 8 units, the City has a projected accommodation for 4 units for extremely low-income households.

Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households could have special needs or other mental or physical disabilities. Those facing housing problems will likely be housed within or attempt to obtain housing in single-room occupancy units, transitional or supportive housing, rental units, or manufactured homes.

Single-room occupancy units (SRO) are typically a one or two room unit in a multiple-tenant building that houses one or two people in individual rooms (sometimes two rooms, or two rooms with a bathroom or half bathroom).. SRO tenants typically share bathrooms and/or kitchens, while some SRO rooms may include kitchenettes, bathrooms, or half-baths. Rent is on a monthly basis. Historically, former hotels have been converted to SROs. SRO units are allowed in the City's Multi-Family Residential (R-4), Uptown Business District (UBD) and General Commercial (C-2) subject to a use permit.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, counseling, etc. Most transitional housing includes a supportive services component.

The City currently allows emergency shelters as a permitted use in the P-F (Public Facilities) zone and as a conditional use in C-1 (Neighborhood Commercial), C-2 (General Commercial) zones. Transitional and Supportive Housing is allowed as a residential use in all zones allowing residences and is allowed as a conditional use in the C-1 and C-2 zones. This meets the SB 2 requirements.

Developing new housing for low and extremely low income households cannot be achieved without governmental subsidies.

HOUSING COSTS

Several types of data are available that can be used to assess changing housing prices. They include median housing value, rental cost and rental cost in terms of available income. Other types of data include costs of housing production (including land and materials, development costs, City fees, etc.), housing sale prices for new and existing homes, the cost of financing, and financing options.

HOME OWNERSHIP

The residential real estate market throughout the State during the previous 2009-2014 Housing Element experienced a substantial decrease in housing prices resulting from the fallout of the 2008-2009 recession. This, combined with increasing home sales inventory and a reduced labor market resulted in a dramatic decrease in housing prices as well as an increase in housing stock. This is due to the late 2008 economic downfall leading to increased number of unemployed and less employment opportunities. According to the 2000 Census, the median sales price for a home in Lassen County was \$101,500 in 1999, a 49.3 percent increase over the median sales price in the 1990 Census (see Table 2-19 below). Median home prices appreciated significantly up to 2008 and have since declined. Compared to the increase in the Consumer Price Index for the same period which was 37.8%, home prices increased faster than inflation and presumably wages did.

| TABLE 2-19 1990-2000 MEDIAN SALES PRICE FOR SINGLE FAMILY HOMES SUSANVILLE AND LASSEN COUNTY | | | | |
|----------------------------------------------------------------------------------------------------|------------|--------------------|-------------------|---------|
| YEAR/AREA | | MEDIAN SALES PRICE | CHANGE 1990 -2000 | |
| | | | DOLLARS | PERCENT |
| 1990 | Susanville | \$70,200 | - | - |
| | Lassen Co | \$70,400 | - | - |
| 2000 | Susanville | \$103,800 | \$30,500 | +47.9% |
| | Lassen Co | \$105,100 | \$34,700 | +49.3% |

Source: 1990, 2000 Census.

More recent sales data shown in Table 2-20 shows median home prices for the greater Susanville area/Susanville. As illustrated in the table, single family home prices have had a large decrease in price since the 2008 financial crisis. The information is based on sales data.

| AREA | MEDIAN SALES PRICE |
|-------------------------------------------------|--------------------|
| 2003 Susanville/Johnstonville/Spaulding (96130) | \$126,000 |
| 2008 Susanville/Johnstonville/Spaulding (96130) | \$230,000 |
| 2010 Susanville* | \$112,750 |
| 2013 Susanville* | \$125,150 |
| 2013 Susanville/Johnstonville/Spaulding (96130) | \$99,000 |

Source: Dataquick Sales Data, November 2003, 2013, * MLS service 2010, 2013.

| | 1 Bedroom | 2 Bedrooms | 3 Bedrooms | 4+ Bedrooms |
|-----------------|-----------|------------|------------|-------------|
| Median | \$500 | \$675 | \$950 | \$1,350 |
| Average | \$556 | \$688 | \$955 | \$750 |
| Number of Units | 9 | 17 | 20 | 2 |

Source: Craigslist.org – Susanville, November 2014,

FINANCING COSTS

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of affordable financing. Effective mortgage interest rates for the years 1998 through 2013 can be found in **Table 2-22**. Since 2001 interest rates have been below 7%. For the last 5 years, below 5%. These low interest rates combined with the slump in housing prices should make for a very affordable housing market and an increase in home ownership. However the opposite has occurred with there being a lower percentage of homeowners in the city in 2010 as compared to 2000 (51.5% vs. 55%).

**TABLE 2-22
USA - EFFECTIVE RATE ON CONVENTIONAL HOME
MORTGAGE LOANS, ANNUAL AVERAGES, 1998-2013**

| Year | Fixed Rate Annual Average/Points | ARM Annual Average/Points |
|------|----------------------------------------|---------------------------------|
| 1998 | 6.94/1.1 | 5.58/1.1 |
| 1999 | 7.44/1.0 | 5.99/1.1 |
| 2000 | 8.05/1.0 | 7.04/1.0 |
| 2001 | 6.97/0.9 | 5.82/0.9 |
| 2002 | 6.54/0.6 | 4.62/0.7 |
| 2003 | 5.83/0.6 | 3.76/0.6 |
| 2004 | 5.84/0.7 | 3.90/0.7 |
| 2005 | 5.87/0.6 | 4.49/0.7 |
| 2006 | 6.14/0.5 | 5.54/0.7 |
| 2007 | 6.34/0.4 | 5.56/0.6 |
| 2008 | 6.03/0.6 | 5.17/0.6 |
| 2009 | 5.04/0.7 | 4.70/0.6 |
| 2010 | 4.69/0.7 | 3.78/0.6 |
| 2011 | 4.45/0.7 | 3.03/0.6 |
| 2012 | 3.66/0.7 | 2.69/0.5 |
| 2013 | 3.98/0.7 | 2.62/0.4 |

Source: Freddie Mac, Monthly Average Commitment Rate and Points on 30-Year - Fixed-Rate Mortgages and 1-Year ARM

As of 2010 a household in the City earning a median monthly income of \$3,766 could theoretically afford a monthly housing payment of \$1,122 at a 30% income to payment ratio. Monthly housing cost for a 2010 median priced home with a 5% down payment at a 4.00% interest rate would be approximately \$576 for the mortgage and PMI, \$94 for property taxes, and \$75 for insurance for a total of \$745, well below the 30% payment ratio for the median area income. The annual average interest rate has been below 7% percent since 2001 and in 2010 was approximately 4 percent.

Owner Occupied Overpaying For Housing

U.S. Census data indicates the median value for a Specified Owner-Occupied Unit in 2000 in Susanville was \$103,800, and in California it was \$211,500. The average price for a new 3-bedroom modest home in Susanville (1,700 square feet), is approximately \$135,000. An existing 3-bedroom home the same size is between \$120,000 and \$130,000. As with most communities, the location of the home is one of the biggest factors with regards to price. Compared to the rest of the state, housing in Susanville is still affordable. However, housing is not affordable for all income levels, particularly the very-low and low-income households.

According to the 2000 Census, 386 Owner-Occupied Households are paying 30 percent or more of their income toward the mortgage and other ownership expenses such as taxes and insurance. Table 2-23 shows that the most affected age group in terms of total numbers is the 35-44 year old age group.

Tables 2-24 and 2-25 show that the majority of Owner-Occupants paying more than 30 percent of their income on owner-costs earn less than \$35,000 annually. The households with the highest number of persons paying 30 percent or more of their household income on housing were those making between \$20,000 and \$35,000 per year in the year 2000 and in the year 2013. The more telling figure however is the total number of owner occupied households overpaying which increased from 386 to 655 representing an increase from 23% of the households to 33% of the households

| TABLE 2-23 OWNER-OCCUPANT OVERPAYING BY AGE GROUP, 2000 CITY OF SUSANVILLE | | | | | |
|-------------------------------------------------------------------------------------------|------------------------------|-------------------------------|-----------------------|-----------------------------------|------------------------------------|
| Age of Householder | Total Owner-Occupants | Number paying >30 % | % of Age Group | % of Those Paying > 30% | % of Total Owners-Occupants |
| 15-24 | 31 | 16 | 51.6% | 4.1% | 1.0% |
| 25-34 | 195 | 72 | 36.9% | 18.6% | 4.3% |
| 35-44 | 439 | 148 | 33.7% | 38.3% | 8.9% |
| 45-54 | 420 | 49 | 11.7% | 12.7% | 3.0% |
| 55-64 | 212 | 65 | 30.7% | 16.8% | 3.9% |
| 65-74 | 214 | 36 | 16.9% | 9.3% | 2.2% |
| 75 and Over | 140 | 0 | 0% | 0% | 0% |
| Total | 1,651 | 386 | n/a | 100% | 23.1% |
| OWNER-OCCUPANT OVERPAYING BY AGE GROUP, 2010 | | | | | |
| 15-24 | 12 | 0 | 0% | 0% | 0% |
| 25-34 | 219 | 141 | 64.4% | 21.5% | 7.1% |
| 35-64 | 1,272 | 409 | 33.7% | 62.5% | 20.7% |
| 65 or older | 471 | 105 | 22.3% | 16.0% | 5.3% |
| Total | 1,974 | 655 | n/a | 100% | 33.1% |

Source: 2000 U.S. Census

| TABLE 2-24 OWNER-OCCUPIED OVERPAYING BY HOUSEHOLD INCOME, 2000 CITY OF SUSANVILLE | | | | | |
|-----------------------------------------------------------------------------------------|-----------------------|---------------------|-------------------|------------------------|----------------------------|
| Income | Total Owner-Occupants | Number paying > 30% | % of Income Group | % of those Paying >30% | % of total Owner occupants |
| Less than \$10,000 | 80 | 36 | 45.0% | 9.3% | 2.2% |
| \$10,000 - \$19,999 | 125 | 46 | 36.8% | 11.9% | 2.8% |
| \$20,000 - \$34,999 | 313 | 137 | 43.8% | 35.5% | 8.2% |
| \$35,000 - \$49,999 | 324 | 104 | 32.1% | 26.9% | 6.2% |
| \$50,000 - \$74,999 | 468 | 63 | 13.5% | 16.3% | 3.7% |
| \$75,000 - plus | 341 | 0 | 0% | 0% | 0% |
| Total | 1,651 | 386 | n/a | 100% | 23.1% |
| OWNER-OCCUPIED OVERPAYING BY HOUSEHOLD INCOME, 2010 | | | | | |
| Less than \$20,000 | 159 | 122 | 76.7% | 18.6% | 6.2% |
| \$20,000 - \$34,999 | 278 | 181 | 65.1% | 27.7% | 9.2% |
| \$35,000 - \$49,999 | 162 | 81 | 49.7% | 12.4% | 4.1% |
| \$50,000 - \$74,999 | 486 | 153 | 31.5% | 23.3% | 7.7% |
| \$75,000 - plus | 889 | 118 | 13.2% | 18% | 6% |
| Total | 1,974 | 655 | n/a | 100% | 33.2% |

Source: 2000 U.S. Census, American Community Survey 2009-2013

RENTAL HOUSING COSTS

Gross rent is defined as the summation of rent, plus the estimated average monthly cost of utilities and fuels, if these items are paid for by the renter. The 2000 Census estimates that gross rent in Susanville in 2000 was \$568. A range in rental rates for one and two bedroom apartment units and three bedroom houses was determined by a phone survey of apartment complexes and from the classified ads in the Lassen County Times in March of 2003. The rents showed that rent for a 3-bedroom home was approximately \$800 per month, rent for a 2-bedroom apartment averaged \$585, and rent for a one-bedroom averaged \$435 per month. The Federal Register Fiscal Year 2002, reported that Lassen County's Fair Market Rent for a one-bedroom unit was \$396, two-bedroom unit was \$514, three-bedroom unit was \$701, and four-bedroom unit was \$811.

As illustrated in Table 2-26, median gross rent in Susanville in 1990 was \$413 and increased to \$568 in 2000 (37.5 percent increase) and increased again in 2013 to \$813. Lassen County's median gross rent in 2013 was \$54 dollars higher than Susanville's, at \$867. California's median gross rent in 2013 was significantly higher than that of Susanville's, at \$1,224. The significant difference in median gross rent between the State of California and Susanville can be attributed to market demands, less inflated wage levels, and lower land costs in Lassen County compared to the larger urban areas of the state. From 1990 to 2000 the 37.5% increase in median gross

rents almost matched the 37.8% increase in the CPI and was lower than the increase in household median income of 40.8%. From 2000 to 2013 the 43% increase was greater than the 35% increase of the CPI. This is reflective of the increase in the number of people paying a greater proportion of their income for rent.

| Area | 1990 Rent | 2000 Rent | 2013 Rent | % Increase 1990-2000 | % Increase 2000-2013 |
|---------------|--------------|--------------|--------------|-------------------------|-------------------------|
| Susanville | \$413 | \$568 | \$813 | 37.5% | 43.1% |
| Lassen County | \$412 | \$561 | \$867 | 36.2% | 54.5% |
| California | \$620 | \$747 | \$1,224 | 20.5% | 68.8% |

Table 2-27 shows Gross Rent by Specified Renter-Occupied Units and price range in Susanville in 2000 and 2010. The percentage of renters paying between \$300 and \$499 per month in gross rent in the year 2000 was 18.9 percent, and 36.9 percent for those paying between \$500 and \$749 per month in gross rent. Only 6.0 percent of Susanville residents were paying more than \$1,000 per month on gross rent, and 8.8 percent were paying less than \$200 per month on gross rent.

| Specified Renter-Occupied Units | 2000 | | 2011 | |
|---------------------------------|-------|---------|-------|---------|
| | 1,578 | Percent | 1,859 | Percent |
| Less than \$200 | 139 | 8.8 | 34 | 1.8% |
| \$200 to \$299 | 92 | 5.8 | 143 | 7.7% |
| \$300 to \$499 | 299 | 18.9 | 239 | 12.8% |
| \$500 to \$749 | 582 | 36.9 | 365 | 19.6% |
| \$750 to \$999 | 303 | 19.2 | 471 | 25.3% |
| \$1,000 \$1,499 | 95 | 6.0 | 260 | 14% |
| \$1,500 or More | - | - | 78 | 4.2% |
| No Cash Rent | 68 | 4.3 | 87 | 4.7% |

Source: U.S. Bureau of the Census, Census 2000, American Community Survey 2009-2013

Rent For Existing Overpaying For Housing

Further insight is provided through 2000 and 2013 Census data when reviewing the number of households identified as paying more than 30 percent of their income for rent. Table 2-28 and 29 illustrates that a condition of overpayment exists in every age group, with the percentage increasing between 2000 and 2013. Of the 2000 renter households, 42.3 percent of persons 15

years and over paid 30 percent or more of their household's income on gross rent. This increased to 51.3% in 2013.

| TABLE 2-27 RENTERS OVERPAYING BY AGE GROUP, 2000 CITY OF SUSANVILLE | | | | | |
|---------------------------------------------------------------------------|---------------|---------------------|----------------|-------------------------|--------------------|
| Age of Householder | Total Renters | Number paying >30 % | % of Age Group | % of Those Paying > 30% | % of Total Renters |
| 15-24 | 213 | 131 | 61.5% | 19.6% | 8.3% |
| 25-34 | 439 | 137 | 31.2% | 20.5% | 8.7% |
| 35-44 | 363 | 169 | 46.6% | 25.3% | 10.7% |
| 45-54 | 235 | 60 | 25.5% | 9.0% | 3.8% |
| 55-64 | 113 | 54 | 47.8% | 8.1% | 3.4% |
| 65-74 | 74 | 47 | 63.5% | 7.1% | 3.0% |
| 75 and Over | 141 | 69 | 48.9% | 10.3% | 4.4% |
| Total | 1,578 | 667 | n/a | 100% | 42.3% |
| RENTERS OVERPAYING BY AGE GROUP 2010 | | | | | |
| 15-24 | 265 | 224 | 61.5% | 19.6% | 12.1% |
| 25-34 | 454 | 275 | 31.2% | 20.5% | 14.8% |
| 35-64 | 976 | 349 | 46.6% | 25.3% | 18.8% |
| 65 and Over | 264 | 105 | 48.9% | 10.3% | 5.6% |
| Total | 1,859 | 953 | n/a | 100% | 51.3% |

Source: 2000 U.S. Census, American Community Survey 2009-2013

| TABLE 2-28 RENTERS OVERPAYING BY HOUSEHOLD INCOME, 2000 CITY OF SUSANVILLE | | | | | |
|----------------------------------------------------------------------------------|---------------|---------------------|-------------------|------------------------|--------------------|
| Income | Total Renters | Number paying > 30% | % of Income Group | % of those Paying >30% | % of total Renters |
| Less than \$10,000 | 341 | 269 | 78.9% | 40.3% | 17.0% |
| \$10,000 - \$19,999 | 326 | 193 | 59.2 | 28.9% | 12.2% |
| \$20,000 - \$34,999 | 403 | 176 | 43.7 | 26.4% | 11.2% |
| \$35,000 - \$49,999 | 256 | 29 | 11.3 | 4.3% | 1.8% |
| \$50,000 - \$74,999 | 171 | 0 | 0.0 | 0% | 0% |
| \$75,000 - up | 81 | 0 | 0.0 | 0% | 0% |
| Total | 1,578 | 667 | n/a | 100% | 42.3% |
| RENTERS OVERPAYING BY HOUSEHOLD INCOME, 2010 | | | | | |
| No Cash Rent | 83 | - | - | - | 4.5% |
| Less than \$20,000 | 577 | 493 | 85.4% | 55.4% | 26.6% |
| \$20,000 - \$34,999 | 388 | 270 | 69.6% | 30.3% | 14.5% |
| \$35,000 - \$49,999 | 298 | 88 | 29.5% | 9.9% | 4.8% |

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|---------------------|--------------|------------|------------|-------------|--------------|
| \$50,000 - \$74,999 | 238 | 23 | 9.6% | 2.6% | 1.2% |
| \$75,000 - up | 275 | 16 | 5.8% | 1.8% | 0.8% |
| Total | 1,859 | 890 | n/a | 100% | 47.9% |

Source: 2000 U.S. Census, American Community Survey 2009-2013

SPECIAL HOUSING NEEDS OF OTHER GROUPS

Seniors

Various portions of the Housing Element describe characteristics of the elderly population, the extent of their needs for subsidized housing, complexes developed especially for that group, and City provisions to accommodate their need. For the purposes of this Housing Element, seniors are defined as people age 65 years or older. Seniors may have special housing needs resulting primarily from physical disabilities and limitations, fixed income and health care costs. Additionally, senior households also have other needs in order to preserve their independence, including protective services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with financial affairs and daily assistance.

According to **Table 2-29**, the number of Householders 65 Years and over in Susanville in 1990 was 679 (23.9 percent), 679 (19.3 percent) in 2000, and 761 (19.9%) in 2010. While Susanville saw a decrease in the percentage of households, unincorporated Lassen County saw an increase from 1,184 (20.8%) to 1,325 (21.7%).

| TABLE 2-29 SENIORS AND SENIOR HOUSEHOLDERS BY TENURE, 1990-2010 CITY OF SUSANVILLE AND UNINCORPORATED LASSEN COUNTY | | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------|------------|----------|----------------------------|--------------------|---------------------------|---------------------|---------------------------|
| | Total Pop. | Pop. 65+ | Total Age 65+ Householders | 65+ Owner-Occupied | | 65+ Renter-Occupied | |
| | | | | | Percent of All Households | | Percent of All Households |
| 1990 | | | | | | | |
| Susanville | 7,093 | 1,055 | 679 | 518 | 18.2% | 161 | 5.7% |
| Lassen County | 15,609 | 1,807 | 1,184 | 1,014 | 17.8%+ | 170 | 3.0% |
| 2000 | | | | | | | |
| Susanville | 8,777 | 1,026* | 679 | 484 | 13.8% | 195 | 5.5% |
| Lassen County | 16,141 | 2,005 | 1,325 | 1,171 | 19.2% | 154 | 2.5% |
| 2010 | | | | | | | |
| Susanville | 9,439 | 1,048 | 761 | 485 | 12.7% | 276 | 7.2% |
| Lassen County | 15,677 | 2,280 | 1,510 | 1,330 | 21.4% | 180 | 2.8% |

Source: U.S. Census Bureau, 1990 and 2000 Census SF1 P21 SF3 H14 *Corrected for prison population

Referencing **Table 2-29**, in 2010 there were approximately 485 Owner-Occupied Senior Householders age 65 or older within the City of Susanville (12.7 percent of all householders) compared to the 2000 and 1990's when there were 484 and 518 Owner-occupied Senior Householders (13.8% and 18.2% respectively). The percentage of Renter-Occupied Elderly Householders 65 years and over in Susanville was 7.2% in 2010, 5.5 percent in 2000 and 5.7 percent in 1990.

Senior population as a whole is declining as a percentage of Susanville's population, from 14.9% in 1990 to 11.7% in 2000 and 11.1% in 2010. The trends also show a declining number of senior homeowners and an increasing number of senior renters.

In 2010 as in 2000, Susanville had a significantly lower percentage of Owner-Occupied and a higher percentage of Renter-Occupied Elderly Householders than did Lassen County. It is presumed that the elderly renters prefer affordable units in smaller single-story structures, close to health facilities, services, transportation and entertainment.

In 2010 the census reported that there were 81 people aged 65 or older in residential care facilities within the City. This corresponds well to the number of care facilities in operation in the Susanville area. There are two licensed residential care/nursing home facilities for seniors in Susanville area, as well as two licensed nursing homes. **Table 2-30** lists these facilities. In addition, Lassen Manor Apartments and Susan River Apartments provide a total of 122 residential units for low income seniors and adult disabled persons. Westwood Senior Apartments also provides 23 units of affordable rental housing for lower income seniors in the unincorporated community of Westwood, approximately 20 miles west of Susanville.

| FACILITY NAME | ADDRESS | SERVICE | CAPACITY |
|--------------------------|-------------------------------------|------------------|-----------|
| Adams TLC | 190 Derek Drive, Susanville | Residential Care | 6 persons |
| Redwine Family Home | 461-905 Redwine Ln, Janesville | Residential Care | 9 persons |
| Country Villa River View | 2005 River St., Susanville | Nursing Home | 96 beds |
| Eagle Lake Village | 2001 Paul Bunyan Rd., Susanville | Nursing Home | 76 beds |

Sources: California Department of Social Services, Community Care Licensing Division; Lassen Senior Services.

Large Families

Large Families are defined as those households containing five or more persons. Large family households are considered a special needs group because there is typically a limited supply of adequately sized housing to accommodate their needs. Generally, the more persons in a household the more rooms that are needed. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms and a seven-person household would require four to six bedrooms.

In some circumstances, where the housing market does not meet the housing needs of large households, overcrowding can result. As discussed earlier, overcrowding is not a significant housing situation, with overcrowded situations representing approximately 5.1 percent of the total households, 38.7 percent of which are renters. Approximately 9.9 percent of the households in the City have five or more persons. By comparison, approximately 16 percent of households in California are occupied by large families.

Income can be a significant factor that constrains the ability of families to obtain adequate housing. Larger units are more expensive and most of the units with more than three bedrooms are single-family homes, instead of multi-family rental units, and not usually abundantly available.

Tables 2-31 and 2-32 provides 2000 and 2010 information on the number and percentage of large households in Susanville and Lassen County.

| TABLE 2-31 HOUSEHOLD SIZE CITY OF SUSANVILLE 2000- 2010 | | | | |
|---------------------------------------------------------------|--------------|--------------|--------------|---------------|
| Household Size | 2000 | | 2010 | |
| | Number | Percent | Number | Percent |
| 1 Person | 1,053 | 30% | 1,161 | 30.3% |
| 2 person | 1,057 | 30.1% | 1,214 | 31.7% |
| 3 person | 565 | 16.1% | 587 | 15.4% |
| 4 person | 494 | 14.4% | 500 | 13% |
| 5 person | 239 | 6.8% | 224 | 5.8% |
| 6 person | 75 | 2.1% | 101 | 2.6% |
| 7+ person | 33 | 0.9% | 46 | 1.2% |
| Total | 3,516 | 100.0 | 3,833 | 100.00 |

Source: 2000 & 2010 U.S. Census. SF1 H13, QT-P11

| | Number of Large Households | Percent of Total Households |
|---------------|-------------------------------|--------------------------------|
| Susanville | 371 | 9.6% |
| Lassen County | 606 | 9.7% |

Source: U.S. Census Bureau, 2010 Census

In 2000, the number of large households represented 9.96 of the total households in the City which was almost the same percentage in the unincorporated Lassen County. Of the 371 large households, 188 (50.7%) were owner occupied and 203 (49.3%) were renter occupied, which was a 14% swing from the year 2000 with renters increasing and owners decreasing 7% each. These percentages are roughly the same percentage split as the tenure for the overall households at 51.5 and 48.5% respectively.

Table 2-33 shows housing units in the City of Susanville by the number of bedrooms. Three bedroom homes are the most common in Susanville at 44.1 percent. The percentage of housing units with four bedrooms is 5.8 percent of the total, or 239 units, and the percentage of housing units with five bedrooms or more is 1.8 percent (77 units) of the total.

| Bedrooms | Total Housing Units | Percent |
|--------------------|------------------------|---------|
| No bedroom | 112 | 2.6% |
| 1 bedroom | 700 | 16.4% |
| 2 bedrooms | 1,241 | 29.2% |
| 3 bedrooms | 1,878 | 44.1% |
| 4 bedrooms | 248 | 5.8% |
| 5 or more bedrooms | 77 | 1.8% |
| Total | 4,256 | 100% |

Source: U.S. Census Bureau, 2010 Census

With 325 housing units with 4 or more bedrooms and 371 Large Families reported in the 2010 Census, the match between larger homes and larger households is fairly good within the City. The City will continue to allow 4+ bedroom homes to be develop without any special review or considerations other than meeting normal lot development standards.

Employee Housing

Health and Safety Code section 17021.5 requires local government to classify employee housing for 6 or fewer employees as a single family residential use and allow it anywhere a single family residence is allowed, subject to the same regulations. The requirement should be codified in the zoning code.

Female Head of Household

According to the U.S Census Bureau, in 2010 women’s median earnings are only 81 percent of men’s, up from 76 percent in 2000, and the wage gap for Latinas was 60 percent. Wage and other inequities translate into higher poverty rates for women. The starkest statistic is the poverty rate for families with children which has increased from 17 to 22 percent from 2000 to 2010; however, for Female Headed Households with children the poverty rate was 46.9 percent nationally. Female Headed Families are therefore of special concern.

Table 2-34 identifies Total Households in Susanville’s Female-Headed Households with No Husband Present, and Female-Headed Households with Own Children Under 18, No Husband Present. Of the 3,833 households in Susanville, 682 (17.6 percent) are Female-Headed with No Husband Present and 260 (6.7 percent) are Female-Headed with their Own Children and No Husband Present. Of the total Female-headed households with children, 292 in 2000 and 260 in 2011, 41.1% and 50% respectively were under the poverty level, echoing the national standards.

| TABLE 2-34 FEMALE-HEADED HOUSEHOLDS, CITY OF SUSANVILLE | | | | |
|---------------------------------------------------------------|--------|-------|--------|-------|
| HOUSEHOLD TYPE | 2000 | | 2011 | |
| | NUMBER | % | NUMBER | % |
| Total Householders | 3,474 | 100% | 3,833 | 100% |
| Female-Headed Householders | 395 | 11.4% | 682 | 17.6% |
| Female households without children | 103 | 3.0% | 276 | 7.1% |
| Female households with own children | 292 | 8.4% | 260 | 6.7% |
| Female householders under poverty level | 127 | 3.6% | 145 | 3.7% |
| Female households under poverty level with children | 120 | 3.4% | 131 | 3.4% |
| Total Families Under the Poverty Level | 241 | 7.0% | 365 | 9.4% |

Source: Census Bureau (2000 Census SF 3: P10 and P90) ACS 2007–2011, Table B17012

The number of Female headed households make up only 17.4 % of the total households in the City and make up the 39.7% of all the households that are under the poverty level a reduction from the 2000 level of 52.7%. Despite the relatively small numbers of this segment of the population it is still a recognized housing need.

Farm Workers

Farm workers have a difficult time finding and affording housing due to a combination of large family size, low household incomes and limited English language skills. Consequently, farm workers have difficulty obtaining housing loans. The exact number of farm workers in the County is somewhat difficult to quantify. According to the 2008-2012 American Community Survey there were 498 people working in the agriculture, forestry, fishing and hunting, and mining jobs category which aggregates agricultural jobs with other fields. The 2012 USDA Census of Agriculture counts 1,556 hired farm labor workers in the county and the Giannini Foundation of Agriculture (University of California) finds that there are 1,953 workers with one agricultural job within the County. The wide discrepancy in the numbers show that counting farm labor may be problematic.

Seasonal farm workers represent one of the most disadvantaged housing need groups because they are constantly traveling from location to location. This prevents them from being able to rent. Most landlords require a first and last month rent and sometimes require long-term leases. In addition, even if a seasonal farm worker could find a rental unit, the likelihood of that person being able to afford the unit is remote. In most cases, seasonal farm workers will seek housing in the unincorporated areas of the counties, which is generally less expensive than housing in cities. Seasonal workers often pool their funds in order to be able to share rental housing costs, often creating overcrowded housing conditions.

Sierra Cascade Nursery located approximately 6 miles east of Susanville is a large operation which primarily grows strawberry nursery stock. They hire approximately 575 temporary seasonal workers to complement their 20 full time employees. Sierra Cascade has housing facilities on their property for 154 people and they utilize temporary housing for up to 420 people at facilities located at the County Fairgrounds, within the City of Susanville.

There is virtually no labor intensive farmed agricultural land within Susanville and the City does not have any land zoned which allows agricultural uses. Most of the agricultural land outside the City is 5-acre-per-head to 35-acre-per-head grazing land, alfalfa crops, and other located several miles from Susanville. The demand for farm worker housing in the City of Susanville would be from persons who work at agricultural operations in close proximity to town. Agricultural employee housing, as defined in Health and Safety Code section 17021.6, would not be appropriate in the City due to the fact that no land is zoned for agricultural uses.

FAMILIES IN NEED OF EMERGENCY SHELTER

Homeless individuals and families have the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and to community opposition to the sighting of facilities that serve homeless clients. California Law requires that Housing Elements estimate the need for emergency shelter for homeless people.

Achieving an accurate count of the homeless has eluded even the most experienced census monitoring agencies. One methodology for calculating a fair estimate has been offered by the Department of Housing and Urban Development (HUD) in *A Report to the Secretary on the Homeless and Emergency Shelters*, which utilized a combination of approaches to accomplish a range for estimating the number of homeless in any given area.

According to the State Housing Plan, there are less than 100 homeless persons in the Lassen County as a whole, which represents less than half of one percent of the total population. Homeless populations fluctuate by season and region, with the homeless often being attracted to warmer climates in the winter and returning to cooler climates in the summer.

The issue of homelessness is one that cannot be quantified or attributed to the City of Susanville or the unincorporated area of Lassen County, it is clearly a shared issue. The Susanville area by having the concentration of services, housing and assistance opportunities for the homeless population and transient people passing through the area will generally be the obvious choice for locating shelter facilities, whether they be located within City or in the adjacent unincorporated area.

Even more difficult than getting an accurate count of the existing homeless population is predicting the future homeless population and therefore the need for future facilities. Because homeless populations can vary greatly over short time periods, the needs for facilities can also vary and flexibility is one key to providing for this special needs population and this is where overflow needs can be met through local motels provided funding is available.

Currently, Crossroads Ministries serves the greater Susanville area's homeless population with meals and temporary housing. As of January 2014 this private nonprofit agency conducted a point-in-time survey within their shelters which resulted in a count of 22 homeless. The agency provides breakfast and lunch to the homeless as a whole and also provides dinner for the residents they house in their shelters. They have capacity for sheltering 22 men, 13 women, and two families in various shelters, transitional homes and group homes located throughout the city with overflow capacity in local motels. The shelters do not have a hard limit on length of stay, but allow residents to stay based on their continuing progress toward independence, and average stays are one year. As part of the shelter program, Crossroads, in collaboration with County services, evaluates the needs of their residents and provides referrals to programs that are appropriate for its individual clients, such as Social Security, homeless assistance, and mental health programs. Other services that Crossroads Ministries provides are free breakfasts and lunches Monday through Friday, local church-sponsored dinners on Saturdays, monthly food boxes to those in need, and when funds are available utility bill assistance. There are 50-80 breakfasts and lunches served Monday through Friday and approximately 80 dinners served on Saturday at Crossroads. Funding sources for Crossroads Ministries are from private donations and income from Crossroads' thrift store C R Stuff.

Lassen County Community Social Services Department administers the TANF/CalWORKs Homeless Assistance Program funded by the California Department of Social Services. This program provides assistance with the costs of temporary housing, last month's rent and deposits for permanent housing, and utility deposits for eligible homeless families receiving CalWORKs. According to Community Social Services, since 2008 applications for Homeless Assistance increased from an average of four to fifteen each month. Because the program is limited to once in a lifetime except in certain circumstances, only about one-half of those who apply are approved to receive assistance. The majority of Homeless Assistance recipients are single mothers with minor children.

Lassen Family Services, Inc. is a 501c 3 private nonprofit organization that provides emergency shelter for victims of domestic violence/sexual assault and their children. Although the organization is based in Lassen County, it will provide assistance to victims and their children seeking shelter from throughout the region and even out of state. Lassen Family Services operates a facility in Susanville that provides 16 beds for immediate shelter and transitional housing. Current plans are to expand the shelter to increase ADA accessibility; a wheelchair ramp will be installed as well as a remodel project to upgrade an existing bathroom which will be ADA compliant. A bedroom that is adjacent to the bathroom will be dedicated to provide a safe environment with access for disabled victims and their children. This project is expected to be completed by August 2009. In 2008, the shelter served 83 victims along with their children. The average stay in the shelter ranges from 30 to 90 days.

Besides shelter, Lassen Family Services, Inc. also provides comprehensive services to victims of Domestic Violence, Sexual Assault/Rape Crisis, and Child and Elder Abuse/Neglect in Lassen County. Programs include Domestic Violence Assistance Program, Sexual Assault/Rape Crisis Program, Child Abuse Treatment Program (CHAT), Parent Education, Prevention Education, and Court Appointed Special Advocates (CASA). All services are free including: Peer Counseling, Child Therapy and Advocacy, Temporary Restraining Orders Assistance, Hospital and Court Accompaniment, Shelter, Support Groups, 24 hour Crisis Line, and Emergency Transportation and Clothing.

Aside from these programs, there are no other significant homeless or emergency shelter programs outside of governmental programs.

Emergency and homeless shelters are allowed by right in the Public zoning district within the City to comply with SB 2 mandates. Development standards will encourage and facilitate emergency shelters and only subject shelters to the same development and management standards that apply to other allowed uses within the identified zone.

TRANSITIONAL AND SUPPORTIVE HOUSING

Transitional and supportive housing is defined as a residential use and allowed by right in all residential zoning districts in the City of Susanville. Transitional and supportive housing are

subject to the same restrictions that apply to residential development. SB 2 (Cedillo) requires that transitional and supportive housing be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

DISABLED POPULATION

According to California Government Code Section 12926, a "disability" includes, but is not limited to, any physical or mental disability. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement or anatomical loss that affects body systems, including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits major life activities by making their achievement difficult, including physical, mental and social activities and working.

Physical, mental and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for one's self difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. A person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.

The number and percent of the Disabled Population in Susanville between 16 and 64 years of age in 2000 was 865, or 10.9 percent of the Susanville population over 5 years of age (Table 2-36). This compares to 13.5 percent and 13.5 percent for Lassen County and the State, respectively. No data is available for 2010 for Susanville as this information was not tabulated by the census.

| TABLE 2-35 PERSONS WITH DISABILITIES BY DISABILITY TYPE CITY OF SUSANVILLE 2000 | | | | |
|------------------------------------------------------------------------------------------------|---------------|----------------|---------------|----------------|
| DISABILITY BY TYPE | 2000 | | 2010 | |
| | NUMBER | PERCENT | NUMBER | PERCENT |
| Total Disabilities Tallied | 2,623 | 100.0% | 1,590 | 100.0% |
| Total Disabilities for Ages 5-15 (5-17) | 88 | 3.4% | 97 | 6.6% |

| Sensory (hearing vision) disability | 0 | 0% | 71 | 4.8% |
|--------------------------------------------------|--------------|--------------|--------------|--------------|
| Physical (ambulatory) disability | 22 | 0.8% | 15 | 1.0% |
| Mental (cognitive) disability | 66 | 2.5% | 26 | 1.6% |
| Self-care disability | 0 | 0% | 0 | 0% |
| <i>Total Disabilities for Ages 16-64 (18-64)</i> | <i>1,650</i> | <i>62.9%</i> | <i>1,029</i> | <i>17.5%</i> |
| Sensory (hearing vision) disability | 160 | 6.1% | 367 | 6.2% |
| Physical (ambulatory) disability | 430 | 16.4% | 272 | 5.3% |
| Mental (cognitive) disability | 322 | 12.3% | 150 | 8.6% |
| Self-care disability | 69 | 2.6% | 135 | 2.3% |
| Go-outside-home disability | 214 | 8.2% | 159 | 4.0% |
| Employment disability | 455 | 17.4% | - | |
| <i>Total Disabilities for Ages ≥ 65</i> | <i>885</i> | <i>33.7%</i> | <i>453</i> | <i>45.9%</i> |
| Sensory disability | 151 | 5.8% | 262 | 26.5% |
| Physical disability | 269 | 10.3% | 272 | 27.6% |
| Mental disability | 99 | 3.8% | 150 | 15.2% |
| Self-care disability | 155 | 5.9% | 78 | 7.9% |
| Go-outside-home disability | 211 | 8.0% | 159 | 16.1% |

Source: Census Bureau (2000 Census SF 3: P41), American Community Survey 2009-2013

| EMPLOYMENT STATUS | NUMBER | PERCENT OF LABOR FORCE |
|-----------------------------|--------|------------------------|
| Total potential labor force | 6,589 | 100% |
| In the labor force | 4,632 | 70.3% |
| Employed | 3,846 | - |
| With a disability | 341 | 5.1% |
| No disability | 3,505 | 53.2% |
| Unemployed | 786 | 11.9% |
| With a disability | 149 | 2.2% |
| No Disability | 637 | 9.7% |
| Not in labor force | 1,957 | 29.7% |
| With a disability | 665 | 10.0% |
| With no disability | 1,292 | 19.6% |

Source: American Community Survey 2009-2013

The data presented in Table 2-36 is from the American Community Survey 2008 – 2013 which is from samples. It is not possible to discern whether the disabled population is changing as the 2010 census questions differed significantly from the 2000 and the 2010 census. The 1990 Census asked people if they were prevented from working or limited in the amount or kind of work that they could do, if they had difficulties taking care of their personal needs -dressing, bathing, and so forth - and if they had a mobility problem. The 2000 Census asked whether people have blindness, deafness, or severe vision or hearing impairment, which does not always translate into a work disability. The 2000 Census also asked about substantial limitations in physical activities, such as lifting things, getting around, difficulty learning, remembering or concentrating, and difficulty working at a job. The 2010 census asked if people had certain difficulties such hearing, vision, ambulatory, etc. The different wording makes it difficult to accurately track the disable population over time.

There are currently three Adult Care facilities located within the City of Susanville and another located in the unincorporated area close enough to serve Susanville residents.

| TABLE 2-37 FACILITIES FOR ADULT DISABLED SUSANVILLE AREA | | |
|----------------------------------------------------------------|-------------------------------------|-----------|
| FACILITY NAME | ADDRESS | CAPACITY |
| Zamora Residence | 460 Russell Ave, Susanville | 6 persons |
| Zamora Residence II | 360 Russell Ave, Susanville | 6 person |
| Redwine Family Home | 461-905 Redwine Lane, Janesville | 9 persons |

Source: California Department of Social Services, Community Care Licensing Division; Lassen Senior Services.

From the data available on the disable population in the City of Susanville in Table 2-35 and Table 2-36, there were between 856 and 1,122 people aged 5 to 64 in the City of Susanville who had a disability (persons over 65 with a disability are counted as part of the senior household projections). This population set had a total of 1,738 reported disabilities, an indication that most people had multiple disabilities. The data does not indicate what percentage of the people with disabilities require special housing such as care facilities, and what percentage can be accommodated through modifications to existing structures. However, given that there are only 21 adult care facility rooms in the Susanville area, it is apparent that the majority of people with disabilities are being accommodated in normal residential housing with modifications as needed. In discussions with the City Building Official it has been determined that the overwhelming majority of the housing modifications to accommodate Susanville’s population with disabilities are being made without the need for governmental permitting.

During the 2014-2019 time period, it is projected that City of Susanville will have approximately 72 additional persons ages 5 to 64 with a disability, assuming the same current proportion between the disabled population and the total population. According to the 2010 Census, the County had an average of 2.46 persons per household. Therefore, it is estimated that between 2014 and 2019, the City will have approximately 31 additional households with a disabled person, assuming only one disabled person per household. It is unknown how this number translates into the need for additional care facilities.

In terms of independent living for the disabled, including developmentally disabled, the **affordability** gap for people with disabilities has exponentially worsened in recent years. According to Priced Out in 2012, over 4.8 million non-institutionalized Americans with disabilities who rely on federal monthly Supplemental Security Income (SSI) have incomes less than \$8,700 per year – low enough to be priced out of every rental housing market in the nation. In 2012, the average rent for a one-bedroom apartment was \$758 per month – or 104% of the national average monthly SSI income for beneficiaries living independently. The housing needs of persons with disabilities, particularly developmental disabilities, are not typically addressed by Title 24 Regulations. The housing needs of persons with disabilities, in addition to basic affordability, range from slightly modifying existing units to requiring a varying range of supportive housing facilities. To help fill this gap The City shall strive to have more housing units developed to meet the needs of the disabled

DISADVANTAGED UNINCORPORATED COMMUNITIES – SB 244

According to legislative findings in SB 244, hundreds of unincorporated communities in California lack access to basic community infrastructure like sidewalks, safe drinking water, and adequate waste processing. This lack of investment threatens residents' health and safety and fosters economic, social, and education inequality.

The purpose of SB 244 is to begin to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities. Including these communities in the long range planning of a city or county, as required by SB 244, will result in a more efficient delivery system of services and infrastructure including but not limited to sewer, water, and structural fire protection. In turn, investment in these services and infrastructure will result in the enhancement and protection of public health and safety for these communities.

In the latest adoption of the City's Municipal Services Review in 2015, the Lassen County LAFCo did not identify any disadvantaged unincorporated communities within the City of Susanville's sphere of influence.

CITY OF SUSANVILLE GENERAL PLAN

HOUSING ELEMENT

SECTION THREE

HOUSING RESOURCES AND CONSTRAINTS

This section responds to the requirements of Government Code Section 65583 (a) (3), which relates to the inventory/identification of available housing sites and opportunities for the provision of housing to all income segments within the community. The statute requires that a comprehensive review be undertaken by governmental and regulatory agencies of the community to inventory available sites, and to assess service and infrastructure capacities and factors that may constrain development as well as the resources that assist with the construction of new housing. Major constraints to residential development faced by the City and most other communities include market constraints, such as development costs and interest rates and governmental constraints, which consist of land use controls, fees, processing times and development standards, among others. In addition, environmental and infrastructure issues can also impede the development of housing. On the other hand, a number of resources are available to the City that can assist with the development of housing. These include vacant sites suitable for housing and financial resources for affordable housing development, rehabilitation and preservation. This section also highlights the City's progress towards meeting its share of the regional housing need.

FUTURE HOUSING NEED

The City of Susanville's future housing need is based on population and employment growth projections over the 2014-2019 period. Based on these projections, the State assigns each region in California a Regional Housing Needs Allocation (RHNA), which is mandated by the State of California for regions to address housing issues and needs (California Government Code Section 65584). The State of California, through the Department of Housing and Community Development, establishes the total housing unit needs for each region. The local council of governments determines the share of the regional housing need for each city and county within its jurisdiction, consistent with Government Code Section 65584(a) and with the advice of the Department of Housing and Community Development. For areas with no council of governments, the Department of Housing and Community Development determines housing market areas and defines the regional housing need for cities and counties within these areas (Government Code Section 65584(b)).

The Department of Housing and Community Development (HCD) developed the Regional Housing Needs Assessment (RHNA) for the City of Susanville and unincorporated Lassen County. It allocates to the city and unincorporated areas of the county their “fair share” of the projected housing need, based on household income groupings over the five-year planning period for the Housing Element of each specific jurisdiction. The RHNA also identifies and quantifies the existing housing needs for each jurisdiction. The quantification is based upon a planning period from January 1, 2014, to June 30, 2019. The City may reduce its respective allocation by the net units developed during the interim period; that is, from January 1, 2014 to the date of preparation of the Housing Element.

The intent of the RHNA is to ensure that local jurisdictions address not only the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNA is to assure that every community provides an opportunity for a mix of housing affordable to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table 3-1** provides the adjusted RHNA target for the planning period 2014 to 2019 (also referred to as “basic construction needs”) for each of the four household income groups for the City of Susanville.

| TABLE 3-1 REGIONAL HOUSING NEEDS ALLOCATION (2014 TO 2019) CITY OF SUSANVILLE | | |
|----------------------------------------------------------------------------------------------|---------------|----------------|
| INCOME GROUP | NUMBER | PERCENT |
| Very Low | 8 | 26.7 |
| Low | 4 | 13.3% |
| Moderate | 6 | 20% |
| Above Moderate | 12 | 40% |
| Total | 30 | 100.0% |

Note: Categories do not add to total due to rounding.

Source: Regional Housing Needs Plan, 2012.

In addition, the needs for extremely low income households need to be considered. As identified in Section 2 it is assumed that 4 (50%) of the very low income units will be identified as Extremely Low Income (ELI) households.

LAND INVENTORY

In order to demonstrate that there is ample land in the City to accommodate the RHNA housing numbers, an inventory of vacant or underdeveloped land and the potential constraints to developing that land is included. The City of Susanville follows established standards for the development of housing in the area. Criteria for assessing the suitability of housing sites are

outlined below

VACANT LAND SURVEY

The amount of land available for the development of housing is crucial in considering methods of meeting housing need. There must be sufficient vacant, residentially zoned land within the City limits or areas to be annexed that meets the projected housing need through 2019.

A vacant land survey was conducted in October 2014 by city staff. Vacant lands were identified by several methods. The primary method was performed via a search of unimproved lands utilizing Parcel Quest, the county assessor's electronic parcel information data base. Vacant parcels were identified by sorting all parcels within the city by improvement values. The lands that had no improved values were considered vacant and were verified by crosschecking with the 2012 survey and field checked, if necessary.

Many of the vacant single, R-1 zoned parcels were adjacent to an improved residential parcel under the same ownership; i.e. improved parcels include adjacent vacant parcels separately described by an assessor's parcel number so the owner has a larger lot. These lots, although vacant, were sometimes incorporated into the overall yard area of the home and sometimes they appeared to be separate vacant lots. Within the vacant land survey some of these lots were considered improved or having environmental constraints that would preclude development in the near future.

The inventory of vacant land includes a listing of properties by Lassen County Assessor's parcel number, zoning, size in acres, an estimate of the number of residential dwellings that will likely be constructed on the site, and a listing of environmental constraints. Susanville's General Plan land use designations are tied so closely to zone districts that it was felt unnecessary to separately list General Plan designations for each parcel. Size of parcels is varied if it appeared that only a portion of the site would develop or redevelop for a residential land use.

The total vacant acreage identified in the study is 738.59 acres, the same as identified in the 2009-2014 Housing Element. The acreage is the same because no development has occurred to use any of the vacant residential land in the last 5 years.

ENVIRONMENTAL/PHYSICAL CONSTRAINTS

After developing the vacant land survey, City staff identified environmental constraints on land that could preclude development within the planning period. The designation of an environmental constraint on each vacant parcel will vary over the years based on changes in environmental laws.

One of the environmental constraints identified in the city affecting future development is the presence of excessive rocky soils on some vacant parcels. Susanville is located in the Great

Basin, at the confluence of the Sierra Nevada and the Cascade Range. The Cascade Range was formed largely by volcanic action, whereas the Sierra was formed by plate tectonics (earthquake activity.) Many of Susanville's large areas of vacant land encompass very rocky soil as a result of geologic processes that formed both of these mountain ranges.

The Banner Lassen Hospital constructed a new facility in on the northeast side of the City. The development costs for underground utilities and foundation excavation were significant due to the rocky substrate. The land surrounding the hospital has been zoned for Planned Development for a mix of office and higher density residential uses. There are almost 200 vacant acres of PD zoned lands near the hospital that are now served by sewer, water, natural gas and electrical services. These lands are ready to be developed but it is not anticipated they will be developed in the next 5 years as there is a sufficient supply of other with lower development costs to meet the real housing needs for Susanville.

Other constraints may include: lack of utilities within close proximity to a vacant site; excessive slope; location within a floodplain; floodway or the presence of wetlands; and lack of access.

WATER

Government Code Section 65589.7 requires water and sewer providers to establish specific procedures and grant priority service to developments with affordable dwelling units to lower income households.

The City of Susanville is the water provider to residents within the City. Applications for new water utility connections are made to the City's Public Works Department who can receive them Monday through Friday from 7:00 a.m. to 5:00 p.m. A complete application must have an engineer's estimate of water usage for the project and an appropriate line size. Once Public Works receives the request and the information is deemed complete the permit is reviewed and once reviewed and found to be appropriate, the permit is issued. For most projects the developer's contractor performs all of the work to provide the new water service with the exception of setting the meter, which is done by City staff. With this process, the developer's contractor sets the priority for establishing service and performing the work and the City is out of the loop except for issuing the permit. Average permitting time is less than 1 week for complete applications.

With respect to the permit issuance, the City currently does not have a method for identifying water service requests for affordable housing projects. To rectify this, the application for new water service will be amended to identify if the request will serve a project with affordable housing units. Once identified that permit request shall have priority review.

The City has adequate water supplies for its present and near future needs to accommodate its regional housing needs throughout the planning period. The City is undertaking a study to update the water master plan and secure water for future needs. The water utility is fiscally sound with the rate revenues meeting operating needs and providing the required reserves.

WASTEWATER

The Susanville Sanitary District's (SSD) existing sewage collection system is divided into two separate and individual subsystems with 8-inch to 18-inch lines. The original wastewater treatment plant was constructed in 1951 adjacent to the Lassen County Fairgrounds southeast of Susanville. Treatment now consists of a head works with a fine screen and grit removal, two oxidation ditches, a secondary clarifier, an aerobic digester, and a sludge holding tank for sludge thickening. Further treatment takes place in 35 acres of facultative stabilization ponds for de-chlorination. Final effluent is discharged through a wetland. The effluent is discharged to an irrigation canal ultimately reaching the Susan River. The current average daily flow is 1.2 MGD with a maximum design capacity of 3.3 MGD. Susanville's wastewater capacity is adequate to accommodate its regional housing needs throughout the planning period.

Government Code Section 65589.7 requires water and sewer providers to establish specific procedures and grant priority service to developments with affordable dwelling units to lower income households. The City does not currently have such procedures in place. As an action item in Section 5 the City proposes to establish a Memorandum of Understanding between the City and the Susanville Sanitary District which will establish steps to provide priority service for affordable housing projects as required by Government Code Section 65589.7.

SB 1087, which took effect in January 2006, 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, Susanville will immediately deliver the Element to City's Public Works Department and the local sewer provider, along with a summary of its regional housing needs allocation.

STREETS AND ROADS

At the current time, the circulation system in Susanville is adequate. The City is in the process of resurfacing many of the streets and should be finished within three years. If growth occurs, so will the need for improvements to the circulation system. Susanville will continue to work closely with the County and Caltrans in the future regarding important regional circulation issues. Currently, land to meet all of the City's housing needs for the next 5 years is available without the need to develop any new roads.

FLOODING

In 2013 the City has adopted a comprehensive floodplain management ordinance which conforms to FEMA's requirements. With regard to available inventory sites that lie within or partially within FEMA flood zone or have other flooding hazards, the identified sites that are zones have reduced density potential based on the extent of the flood area. Some parcels were given zero development potential based on flooding potential.

SEISMIC

With regard to seismic activity, there have been a number of recorded earthquakes in Lassen County since 1895 and a number of fault zones are located in the County primarily in the southern areas. One of the most active faults has been the fault between the communities of Herlong and Doyle, approximately 18 miles southeast of Susanville. There are no active faults or Alquist-Priolo zones within the City. Housing development in the City must comply with the Uniform Building Code (UBC), which is designed to protect structures from geologic and seismic risks and to ensure structural safety. Compliance with the UBC and Safety Element do not act as a constraint since all development in California must comply with the UBC requirements and these measures are designed to ensure the safety of residents.

IDENTIFICATION OF AVAILABLE LAND BY ZONING AND REALISTIC CAPACITY

The following discussion is an analysis of the development potential for vacant lands within the City. The methodology of how the City arrived at its conclusions are outlined below Table 3-3 provides an inventory of vacant parcels/acreage that is residentially zoned and is suitable for residential development within the incorporated limits of the City of Susanville. In order to develop the inventory the City:

1. All vacant parcels within the City were identified using the Lassen County Assessor's office parcel data and land use coding and improvement values.
2. The current City zoning for each parcel was determined. All parcels that were not currently zoned as a primary residential zone were removed from consideration for residential development.
3. Identified residential zoned parcels that do not have municipal services (i.e. sewer and water) currently available or unlikely to have services available before 2019. These constrained parcels were assigned a zero capacity.
4. Identified parcels that have other physical constraints such as being in a flood plain, have an irregular shape, or are subject to easements that prevent any development from occurring. These parcels were then removed from consideration. Parcels that are partially constrained remained on the list generally with a reduced development potential reflecting the constraints.
5. Determined the number of small vacant infill parcels by identifying parcels generally under 0.50 acres that are vacant, zoned for one single family dwelling (R-1) and have no constraints or limited constraints and are therefore suited for the development of only one dwelling per parcel.

INFILL PARCELS

The number of parcels that met the infill criteria was 185. The primary constraint with some of these parcels is that they are adjacent to a developed parcel under the same ownership which in some instances means that the vacant parcel is being used as a yard area for an existing dwelling and is unlikely to be developed. It is estimated that 25% of the parcels meet this criteria which makes the potential for development for these scattered infill parcels 136 single family homes. These parcels were not included in Table 3-3, as a further analysis of individual development potential is not needed.

RESIDENTIAL ZONING DESIGNATION AND DENSITY

The following is a discussion of the residential zones within the City of Susanville and the allowed densities within each zone as well as an analysis of density limitations and various uses.

MHP – Mobile Home Park, this zoning district permits by right the development of mobile home parks that meet the development criteria listed in the zone. The maximum density allowed in the zone is 14 dwelling units per acre however there is also a 3,000 square foot minimum space size which make the maximum density infeasible. A realistic density, which is used in Table 3-3, is 10 dwelling units per acre which allows for roads and some common area.

PD/DR – Planned Development with Design Review Overlay, this zoning designation allows for mixed use development including commercial, office and residential up to 20 dwelling units per acre. All development requires a use permit/architectural review which is a discretionary action heard by the Planning Commission. The exact mix of uses has not been set by either the General Plan or Zoning. Because of the potential mix of uses, an average density of 8 dwelling units per acres has been used as the maximum overall density. As a conservative estimate, the City has used an average density of 4 dwelling units per acre as the realistic capacity.

R-1 – Single Family Residential, this zoning district allows by right one single family or manufactured dwelling unit per parcel with a maximum density of 7 dwelling units per acre. Given that the minimum lot size in the zone is 6,000 square feet for interior lots and 7,000 square feet for corner lots the density of 7 dwelling units per acre is unrealistic. Much of the larger vacant R-1 parcels in the City also have some slope to the topography which compromises maximum lot density. The realistic densities used in **Table 3-3** are 2 to 3 dwelling units per acre. It should be noted that lots 6,000 square feet or larger also allow by administrative permit a second dwelling unit not more than 1,200 square feet; however few residents use this provision in the code. The City has had one application for a second dwelling unit in the past 3 years. With a vacancy rate of 9.9% and a declining population since 2010 there is very little incentive –r need for second dwelling units.

R-2 – Duplex Residential, this zoning district allows by right single family, duplex or manufactured dwellings per parcel at a maximum density of 12 units per acre. Single family and manufactured dwelling are permitted on lots of 6,000 square feet or greater. Duplex structures

require 3,500 square feet of lot area per dwelling. Multiple duplex structures are permitted on a single parcel. Townhouses are permitted with a use permit where the lot area requirements may be amended making it easier to reach the 12 dwelling unit per acre maximum. Table 3-3 uses the 12 dwelling unit per acre maximum for the few vacant parcels zoned R-2.

R-3(A) and R-3 – Duplex and triplex Residential zoning designations allow duplex and triplex structures at a maximum density of 15 dwelling units per acre. The R-3(A) designation also allows single family dwellings on lots of 6,000 square feet or more. Development requirements are 2,800 square feet of lot area per dwelling unit with a minimum lot size of 6,000 square feet. Structures with more than three attached dwelling units are allowed only with a Use Permit however, multiple duplex and triplex structures may be located on the same parcel without a Use Permit thus permitting the achievement of the maximum density without a discretionary process such as a tentative map or use permit. When subdividing raw land into individual parcels designed for maximum density a net density of 15 unit can be achieved but the gross density could be less depending upon the need for road dedications. A Conditional Use Permit and architectural site plan review is required for the development of a structure with 4 or more attached dwelling units.

R-4 - Multi-Family Residential, this zoning district allows multi-family dwelling units with a maximum density of 20 dwelling units per acre. The minimum lot size is 6,000 square feet for interior lots and 7,000 square feet for corner lots with a minimum requirement of 2,000 square feet of lot per dwelling. An architectural site plan review is required for all development in this zone and the city has development standards in place for multi-family projects. These standards do not impose any density reduction or limit density in any way.

Table 3-2 below gives further information regarding permitted and conditional residential land uses in the City’s residential zones and shows that the City’s residential zones allow for a wide variety of housing types.

| TABLE 3-2 CITY OF SUSANVILLE ZONING FOR HOUSING TYPES | | |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| Zone District & GP Designation | Residential Uses by Right | Residential Uses by Use Permit |
| R-1 - Residential Single Family Density: 0-7 DU/AC | Single Family home Single Mobile or Manufactured home Factory-built housing Group care home (6 or less) Second dwelling unit | Senior citizen residence Townhouse (attached single family residential) |
| R-2 - Residential Duplex & Triplex 0-12 DU/AC | Uses allowed by right in R-1 Duplex or 2-family dwellings Group care home (6 or less) | Same as R-1 Group care home (7+) Skilled nursing/intermediate care facility |

| TABLE 3-2 CITY OF SUSANVILLE ZONING FOR HOUSING TYPES | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zone District & GP Designation | Residential Uses by Right | Residential Uses by Use Permit |
| R-3 - Residential Duplex & Triplex 0-12 DU/AC Note: Although there is no minimum density in R-3, solitary single family homes are not allowed. | Duplex or 2-family dwellings Triplex Group care home (6 or less) Multiple duplexes or triplexes not to exceed GP density | Group care home (7+) Rooming house Boarding house Fraternity or sorority Skilled nursing/care facility Multifamily 4 or more units Townhouse |
| R-3A - Residential Duplex & Triplex 0-12 DU/AC | Same as R-3 except single family homes allowed Second unit (for SF homes only) | Same as R-3 |
| R-4 Residential Multiple Family 5-20 DU/AC | Triplex, Fourplex rental housing Multi-family structures allowed up to 20 units per acre Group care home (6 or less) | Same as R-3 except no use permit requirement for more than 4 attached units, SRO units |
| MHP - Residential Mobile Home Park 0-14 DU/AC | Mobile Home Park Residential mobile homes in parks Group care home (6 or less) | Expansion of nonconforming mobile home parks |

The result of the analysis for vacant developable parcels within the City is a list of 57 parcels in **Table 3-3** below. Of the 57 identified parcels, 10 do not currently have sewer or water available which puts their development potential at 0. The table identifies constraints, the size of the parcel, the maximum development allowed by zoning, an estimate of the realistic development potential and the limiting factors of each site, if any.

In addition to the parcels and potential for housing development listed in Table 3-3 there are the previously mentioned 185 vacant infill lots with City services suitably zoned for single family development. It is estimated that the realistic development potential for these lots is 136 single family homes.

Figure 2 on the next page depicts the location of the parcels within the Susanville area.

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**TABLE 3-3
CITY OF SUSANVILLE
OCTOBER 2014 - INVENTORY OF AVAILABLE LAND FOR RESIDENTIAL DEVELOPMENT**

| | APN | Zoning | Acres | Zoning Max. DU | Water/ Sewer | Realistic Capacity | Constraints |
|----|------------|--------|-------|----------------|-----------------|--------------------|--------------------------------------------|
| 1 | 103-190-08 | MHP | 2.50 | 35 | yes/yes | 22 | None |
| 2 | 116-470-06 | MHP | 30.27 | 420 | yes/yes | 128 | None, approved development plan |
| 3 | 101-050-64 | PD/DR | 12.22 | 25 | yes/yes | 25 | Approved church, 24 assisted living & 1 sf |
| 4 | 101-110-32 | PD/DR | 80.00 | 640 | yes/yes | 320 | Mixed use zone, rocky soil |
| 5 | 101-050-58 | PD/DR | 20.00 | 160 | yes/yes | 160 | Mixed use zone, rocky soil |
| 6 | 101-060-20 | PD/DR | 20.00 | 160 | no/no | 0 | Mixed use zone, rocky soil, sewer, water |
| 7 | 101-270-41 | PD/DR | 40.00 | 320 | yes/yes | 160 | Mixed use zone, rocky soil, water adjacent |
| 8 | 101-060-21 | PD/DR | 20.00 | 160 | no/no | 0 | No improved road, rocky soil, sewer, water |
| 9 | 105-050-36 | R-1 | 0.37 | 2 | yes/yes | 2 | Application to divide into 2 |
| 10 | 105-301-02 | R-1 | 0.22 | 2 | yes/yes | 2 | Already 2 lots |
| 11 | 101-050-65 | R-1 | 1.67 | 3 | no/no | 0 | No sewer, water |
| 12 | 101-271-20 | R-1 | 3.26 | 22 | yes/no | 0 | Church owned, sewer to adjacent parcel |
| 13 | 101-271-03 | R-1 | 10.66 | 75 | yes/yes | 31 | None |
| 14 | 101-271-22 | R-1 | 11.15 | 80 | yes/yes | 33 | None |
| 15 | 101-050-62 | R-1 | 17.13 | 120 | no/no | 0 | slope, sewer, |
| 16 | 101-271-16 | R-1 | 18 | 126 | yes/yes | 54 | Rocky soil, approved 54 lot sub. |
| 17 | 101-271-02 | R-1 | 24.2 | 168 | yes/yes | 69 | Low water pressure, approved design |
| 18 | 101-271-24 | R-1 | 96.77 | 150-200 | no/no | 0 | Very rocky soil/underground cost/utilities |
| 19 | 107-061-11 | R-1 | 4.79 | 33 | yes/yes | 10 | floodplain |
| 20 | 101-150-13 | R-1 | 7.45 | 52 | no/yes | 25 | access, utilities |
| 21 | 105-020-13 | R-1 | 3.37 | 24 | yes/yes | 10 | some slope |

**TABLE 3-3
CITY OF SUSANVILLE
OCTOBER 2014 - INVENTORY OF AVAILABLE LAND FOR RESIDENTIAL DEVELOPMENT**

| | APN | Zoning | Acres | Zoning Max. DU | Water/ Sewer | Realistic Capacity | Constraints |
|----|------------|--------|-------|-------------------|-----------------|-----------------------|-------------------------------------------|
| 22 | 116-510-47 | R-1 | 18.3 | 126 | yes/yes | 36 | slope, access |
| 23 | 116-510-55 | R-1 | 5.36 | 38 | no/no | 0 | slope, access |
| 24 | 105-180-18 | R-2 | 0.25 | 3 | yes/yes | 2 | None |
| 25 | 105-180-19 | R-2 | 0.25 | 3 | yes/yes | 2 | None |
| 26 | 107-153-03 | R-2 | 0.58 | 6 | yes/yes | 6 | None |
| 27 | 103-061-22 | R-3 | 0.24 | 2 | yes/yes | 2 | None |
| 28 | 103-061-61 | R-3 | 0.23 | 2 | yes/yes | 2 | None |
| 29 | 103-061-62 | R-3 | 0.20 | 2 | yes/yes | 2 | None |
| 30 | 105-347-21 | R-3 | 0.32 | 3 | yes/yes | 3 | None |
| 31 | 103-061-19 | R-3 | 0.35 | 3 | yes/yes | 3 | None |
| 32 | 103-061-60 | R-3 | 0.29 | 3 | yes/yes | 3 | None |
| 33 | 103-113-14 | R-3 | 0.38 | 4 | yes/yes | 0 | wetlands |
| 34 | 101-170-10 | R-2/PD | 0.45 | 5 | yes/yes | 5 | Approved development MH subdivision |
| 35 | 101-170-11 | R-2/PD | 0.45 | 5 | yes/yes | 5 | Approved development MH subdivision |
| 36 | 103-113-17 | R-3 | 1.42 | 16 | yes/yes | 10 | wetlands on portion of the site |
| 37 | 103-190-07 | R-3 | 3.95 | 47 | yes/yes | 28 | wetlands, street improvements |
| 38 | 101-300-25 | R-3 | 5.12 | 61 | yes/yes | 45 | None |
| 39 | 101-300-24 | R-3/PD | 5 | 60 | yes/yes | 48 | None |
| 40 | 101-170-12 | R-2/PD | 5.10 | 61 | yes/yes | 50 | Approved development MH subdivision |
| 41 | 101-271-19 | R-3 | 7.29 | 87 | yes/yes | 50 | None |
| 42 | 101-271-16 | R-3 | 24 | 288 | yes/yes | 110 | Rocky soils, approved sub. 55 duplex lots |

**TABLE 3-3
CITY OF SUSANVILLE
OCTOBER 2014 - INVENTORY OF AVAILABLE LAND FOR RESIDENTIAL DEVELOPMENT**

| | APN | Zoning | Acres | Zoning Max. DU | Water/ Sewer | Realistic Capacity | Constraints |
|----|---------------|--------|----------------|-------------------|-----------------|-----------------------|---------------------------|
| 43 | 101-150-13 | R-3 | 3.7 | 30 | no/no | 0 | access, utilities |
| 44 | 105-060-07 | R-3A | 0.28 | 3 | yes/yes | 3 | None |
| 45 | 107-083-13 | R-3A | 0.25 | 3 | yes/yes | 3 | None |
| 46 | 107-090-06 | R-3A | 0.26 | 3 | yes/yes | 3 | None |
| 47 | 107-200-26 | R-3A | 0.64 | 6 | yes/yes | 6 | None |
| 48 | 105-141-31 | R-3A | 0.16 | 2 | yes/yes | 2 | None |
| 49 | 105-141-32 | R-3A | 0.16 | 2 | yes/yes | 2 | None |
| 50 | 105-251-12 | R-3A | 0.30 | 3 | yes/yes | 3 | None |
| 51 | 107-156-10 | R-3A | 0.31 | 4 | yes/yes | 4 | None |
| 52 | 107-156-13 | R-3A | 1.22 | 12 | yes/yes | 12 | None |
| 53 | 103-100-09 | R-4 | 1.88 | 37 | yes/yes | 30 | None |
| 54 | 107-250-04p1n | R-4 | 4.40 | 88 | yes/yes | 52 | None |
| 55 | 101-271-25 | R-4 | 7.93 | 158 | no/no | 0 | utilities, ridgeline |
| 56 | 101-271-23 | R-4 | 21.29 | 425 | yes/yes | 250 | slope, utilities, rock |
| 57 | 103-190-06 | R-4 | 18.34 | 366 | yes/yes | 180 | ridge/slope, rocky soils, |
| | Totals | | 564.7 Acres | 4,536 DU | | 2,013 DU | |

FLOOD HAZARDS

Assembly Bill 162 adopted in 2007 requires local jurisdiction to update their Safety Element upon the adoption of any Housing Element after January 1, 2009 to include specific information regarding flood hazards within the community as outlined in Government Code Section 65302 (g). The City of Susanville currently has a flood plain management ordinance which complies with and has been approved by FEMA, thereby meeting the flood hazard requirements of 65302 (g). The City’s Safety Element contains a policy to establish a flood management plan and the City will update the Safety Element to reflect the fact that the City has adopted a flood plain ordinance. With respect to vacant parcels to meet the regional housing needs plan, only one parcel is partially located within a floodplain and the development potential of the parcel has been reduced to reflect this constraint.

MEETING REGIONAL HOUSING NEEDS PLAN

There is not a direct correlation between zone districts and housing affordability. However, the assumption generally is that lower income housing is available as rentals in higher density housing developments such as the R-3 and R-4 zone districts allowing 12 to 20 dwelling units per acre. Moderate and above-moderate income housing usually occurs in single family detached dwellings that are normally found in the R-1 zone district. The 136 vacant R-1 infill properties in the City provide a very good opportunity for moderate cost housing due to the fact that there are typically low development costs for these lots.

Table 3-4 provides a distribution plan for Susanville’s compliance with the Regional Housing Needs Allocation by Income Group by assigning vacant acreage with zone districts that allow for residential development to each income group.

| TABLE 3-4 2014 CITY OF SUSANVILLE RHNA BY INCOME GROUP AND ZONE DISTRICT | | | | | | | | | | |
|-----------------------------------------------------------------------------------------|-----------|------------|--------------|--------------|-----------|------------|------------|------------|--------------|---------------|
| Income Group | RHNA | R-1 | R-2 R-2PD | R-3 R-3PD | R-3A | R-4 | PD/DR | MHP | Total | Diff. |
| Extremely Low | 4 | | | | | 256 | | 25 | 281 | +277 |
| Very Low | 8(4) | | | | | 256 | | 25 | 281 | +277 |
| Low | 4 | | | 192 | | | | 50 | 242 | +238 |
| Moderate | 6 | 68* | 70 | 114 | 38 | | 330 | 50 | 670 | +664 |
| Above-Moderate | 12 | 340* | | | | | 335 | | 675 | +663 |
| Total - 30 | 30 | 408 | 70 | 306 | 38 | 512 | 665 | 150 | 2,149 | +2,119 |

Source: City of Susanville, Community Development Division * Includes the 68 of the 136 vacant infill parcels

As **Table 3-4** shows, there is ample capacity in existing zoned developable lands to meet the Regional Housing Needs Allocation for each category.

APPROVED HOUSING PROJECTS

As of September 2014, the City has several residential projects that have been approved and are awaiting development:

| | |
|----------------------------------|------------------------------------------------|
| Scenic Heights Subdivision | 33 single family residential lots |
| Maurino Manor Subdivision | 20 single family residential lots |
| Quail Hollow Subdivision | 60 manufactured housing planned development |
| Numa Terrace Subdivision | 55 Duplex lots – City owned |
| Skyline View Estates Subdivision | 54 single family residential lots – City owned |
| Skyline Village | 47 low income apartment units |

These development projects will provide for above moderate, moderate and potentially some low income housing in the manufactured home subdivision and low income apartment project. One change since the 2009-2014 Housing Element is the City's acquisition of the Numa Terrace and Skyline View Estates properties which offers different options for development.

The City's share of housing units affordable to very low income households is 8 out of a total lower income allocation of 12 units. The City has identified sufficient sites to meet the lower income housing need; however, the ability to foster the development of these units depends on the availability of public financing and the interest of developers. The city currently has several housing projects that successfully provide housing units affordable to very low income residents. Section five of this document contains a variety of programs to facilitate the development of housing units that are affordable to lower income households. These include expedited processing, technical assistance, continuation of a first-time homebuyer program, and Section 8 rental assistance as well as other incentives.

REALISTIC CAPACITY OF MANUFACTURED HOMES

Mobile and manufactured homes are an affordable alternative to traditional site built residences. This is illustrated by data from the United States Census Bureau, and other sources, which show a median home price in Lassen County that ranges from \$150,000 to \$225,000. When these figures are compared to Lassen County Assessor data reported to the State Board of Equalization, which shows the average mobile home assessment value as \$25,043, it is apparent that mobile homes are affordable, when compared to traditional site build homes. Admittedly, this figure does not include the land upon which the mobile is located, but even when factoring in the land, mobile homes are a cost effective housing alternative. The affordability of manufactured homes as a low cost alternative is further reinforced by the supply of infill parcels in the City which can accommodate a manufactured home.

ANALYSIS OF GOVERNMENTAL CONSTRAINTS

The development industry is faced with a variety of constraints in the construction of new housing. These constraints potentially limit the number and increase the cost of housing units. These constraints are classified as governmental and non-governmental, although there is a strong interrelationship between these factors.

The City of Susanville General Plan, adopted in 2000, and the implementing zoning code are one form of governmental constraint to providing housing. As demonstrated above there is adequate land designated and zoned for a variety for housing in Susanville and this governmental constraint is not an issue. The zoning code sets minimum site development standards that are designed to accommodate the uses allowed in each zone as shown in **Table 3-5**. These standards include minimum lot size and width, setbacks from property lines for structures, maximum heights, maximum lot coverage and parking standards. These standards are consistent with most rural jurisdictions and are not seen as constraints to development. The City of Susanville is not constrained by a shortage of developable land.

| TABLE 3-5 CITY OF SUSANVILLE DEVELOPMENT STANDARDS BY ZONING DISTRICT (MINIMUM) | | | | | | | | |
|------------------------------------------------------------------------------------------------|--------------------------|----------------|-----------------|----------------------|----------|-------|------|----------------|
| Zoning District | Site Area per DU Sq. ft. | Min. Lot Size | Building Height | Lot Coverage Maximum | Setbacks | | | Parking Per DU |
| | | | | | Front | Side | Rear | |
| R-1 | 6,000 - 7,000 | 6,000 to 7,000 | 35' | 40% | 15' | 5-10' | 15' | 2 |
| R-2 | 3,500 | 7,000 | 35' | 40% | 15' | 5-10' | 10' | 2 |
| R-3 & R-3(A) | 2,800 | 6,000 to 7,000 | 35' | 40% | 15' | 5-10' | 15' | 1.5 to 2 |
| R-4 | 2,000 | 6,000 to 7,000 | 35'+ | 40-60% | 15' | 10' | 15' | 1.5 to 2 |

Source: City of Susanville Zoning Ordinance

There are other Federal, State, and local policies, standards, requirements, fees, or actions that affect the development of housing. Federal and state programs and agencies play a role in the imposition of non-local governmental constraints. These constraints are beyond the influence of local government, and therefore only local constraints will be fully addressed in this document.

SITE DEVELOPMENT PROCESS/APPLICATIONS

Development of housing on the parcels identified in **Table 3-3** can be as simple as submitting and obtaining a building permit for a single family home on an infill R-1 lot (a non-discretionary action) to needing approval for a subdivision map to create new lots (a discretionary action).

Processing times for development review vary, based on the complexity of the project, the extent of environmental review required, and workload of staff. The process can range from a minimum of about 2.5 weeks to approximately 12 months if an Environmental Impact Report (EIR) is required.

Table 3-6 shows average processing times for development review applications in Susanville through the past planning period (2009 through 2014.) The city allows concurrent filing of multiple development applications related to a single project which helps to reduce the overall processing time. These time periods start when an application is taken across the counter and end at the time of approval by the governing body.

| 2009 through 2014 Application Type | Avg. Calendar Days to Approval |
|-----------------------------------------------|-----------------------------------------------|
| CEQA Exempt Applications | |
| Architectural Design and Site Plan Review | 48 |
| Building Permit | 21 |
| Lot Line Adjustment | 34 |
| Variance | 37 |
| Conditional Use Permit | 48 |
| Tentative Parcel Map | 106 |
| CEQA Applications | |
| Conditional Use Permit | 169 |
| Tentative Parcel Map | * |
| Tentative Subdivision Map | * |
| General Plan Amendment/Zone Change | 69 |

Source: City of Susanville, Community Development Department *none processed during the time period

In recent years city planning staff has been downsized from 3 to 1.5 persons (the city planner and a half time permit technician) However development review applications are given priority over other projects because the City is subject to the requirements of the Permit Streamlining Act in Government Code Section 65920 et seq.

DEVELOPMENT PERMIT AND APPROVAL PROCESSING

The development review and permitting process is utilized to receive, evaluate and consider approval of new development applications. The development review and permitting process

ensures that new residential projects reflect the goals and policies of the General Plan and Design Guidelines as well as the requirements of the Zoning Code.

Applications for development permits are made in writing to the Planning Division of the City's Community Development Division. Applications vary depending on the type of permit being requested. In addition, some planning applications require public hearings. **Table 3-9** lists typical review times for various planning actions. Project application review is usually completed within two to three weeks of accepting a complete application. Determination of approval is usually based on consistency with the General Plan, character of adjacent land uses, adequate size and shape of lots, zoning compliance and conformance with design standards. Although application review and approval adds time to the development process, the review periods listed are consistent with or shorter than typical review periods in other jurisdictions. Therefore, they are not considered a significant constraint on housing development.

Larger development projects, such as residential subdivisions and multifamily housing complexes, may be subject to the California Environmental Quality Act (CEQA) and require environmental review, i.e., Environmental Impact Report or Negative Declaration, before a project can be approved. Smaller projects may be subject to the CEQA process if special environmental circumstances are found. The requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking up to one year to obtain project approval if an environmental impact report must be prepared. State environmental law mandates much of the time required in the environmental review process. Also, the environmental review process requires public participation. This typically includes a public review period for environmental documents and at least one public hearing for certification of the environmental document, which adds time to the process.

The development application processes range from simple to more complex and the potential constraints The City's review processes might impose are discussed below.

BUILDING PERMIT FOR EXISTING LOTS

There are numerous existing lots within the City of Susanville that cannot be further subdivided and are zoned to allow the development of a single family residence, duplex or triplex. Development of these lots is subject to a building permit application. Building codes regulate the physical construction of dwellings and include building, electrical, mechanical and plumbing improvements. The City currently enforces the 2013 California Building, Electrical, Energy, Fire, Mechanical, and Plumbing Codes. The City has minimal control over these standards. There have been no local amendments to these codes since 1999. In 1999, Ordinance Number 99-860 was adopted by the City Council and set forth amendments to local frost depth, number of spacing bars required in foundations and roof sheathing in Section 6.1-1. These amendments remain in effect.

The Building Division is responsible for the enforcement of building codes within the City

limits. The Building Division also provides plan review services and field inspections. Building Code enforcement is conducted through scheduled inspections of new construction, remodeling and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without the benefit of proper permits. Local enforcement of these codes does not significantly add to the cost of housing in Susanville.

Building permits for improvements with a value greater than \$25,000 also require the installation of curb, gutter, and drive approach improvements if none are present. A building permit for improvements valued greater at \$50,000 or more also requires sidewalks. These improvements are typical of all jurisdictions in the State and are required to provide pedestrian safety, walk-ability, and drainage and to maintain a cohesive infrastructure system in the City.

ARCHITECTURAL DESIGN AND SITE PLAN REVIEW

The requirement for Architectural Design and Site Plan Review typically go hand-in-hand with the requirement for a Conditional Use Permit. Applicants are required to submit architectural drawings, elevations, floor plans, and a plot/site plan. The purpose of the this review is to ensure that development meets the City's adopted standards for setbacks, building heights, parking landscaping and the City's Design Guidelines. This process, in the absence of a use permit is ministerial, avoiding CEQA review in most cases. A fee for this process is only charged in the absence of a Conditional Use Permit. The benefit of this process is that it gives applicants assurances to proceed with more costly engineering and architectural drawings required for a building permit application and avoids potentially costly revisions to those drawings which far exceed the cost and time involved to make those revisions. An Architectural Design and Site Plan Review is approved at a regular Planning Commission meeting which is a public meeting occurring twice a month. Over ninety-five percent of projects are reviewed and approved at a single meeting. If significant time constraints exist, a special Planning Commission meeting can be scheduled. Because the time and cost associated with this process expedites building plan check and reduces costly engineering and architect revisions the City does not view this as a constraint to development.

CONDITIONAL USE PERMIT

Conditional Use Permits are required for most multi-family development within the City. The residential R-3 and R-3A zones all currently require a Use Permit for structures containing four or more dwelling units though multiple structures are permitted on a single parcel provide the overall density of 15 dwelling units per acre is not exceeded. In

the R-4 the code has been amended to allow multi-family dwellings without a use permit regardless of the number of attached dwelling units provided the General Plan density is not exceeded.

While the requirement for a use permit and site plan review makes it sound like the City is processing two permits, in reality the two are part of the same application and are heard concurrently under one application fee. The submittal requirements such as site plans and elevations are exactly the same.

Application processing times are almost exactly the same for Use Permits as for Architectural Design and Site Plan Review if environmental documents such as a negative declaration or EIR are *not* required. When environmental documents are required the processing timeline can be several weeks to months longer. Environmental Review is generally required a Use permit is required and more than 6 attached dwelling units are being constructed at one time. This would typically only occur in the R-3 and R-3(A) zoning districts.

Use Permits are considered by the Planning Commission at a public hearing which also includes noticing neighbors of the project and hearing. The Commission can approve, conditionally approve, or deny the request. Historically, the City of Susanville Planning Commission has approved an overwhelming majority of Use Permits presented to them at a single meeting.

The costs associated with the Conditional Use Permit process, typically ranging from \$2,000 to \$5,000, and represent less than 1% of the costs for a moderate to larger housing project and are thus not prohibitive or stifling to development.

TENTATIVE SUBDIVISION MAP AND PARCEL MAPS

The type and size of residential development generally dictates if a project will require the subdivision of land and an application for either a Subdivision Map or Parcel Map. By its very design R-1 single family zoning requires the creation of individual parcels to maximize development. The R-2 zone is similar in that each duplex structure must be on a single parcel. In the R-3 and R-4 zones multiple structures containing multiple dwelling units can be developed on a single parcel by right subject to the City's multifamily development standards. At times even larger R-3 and R-4 parcels may be divided prior to development. This allows a project to be developed in phases without requiring a development loan for the entire parcel.

In California, the division of land is regulated by the Subdivision Map Act, a State

imposed set of regulations. By statute, all applications to divide land are discretionary and therefore subject to environmental review with limited exceptions that can allow the creation of 4 or fewer parcels in urban areas when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Similar to a Conditional Use Permit, an application for a Tentative Parcel Map or Subdivision is submitted to the City's Planning Division and is acted upon by the Planning Commission at a public hearing.

Since the process for subdividing land is controlled by State statutes, the City cannot alter the process. The requirements the City imposes for dividing property therefore is not found to be a constraint on providing housing.

GENERAL PLAN AND ZONING AMENDMENTS

Within its incorporated boundary, the City of Susanville has broad discretion over the General Plan and zoning designations provided they are consistent with State guidelines and statutes for content and process. The most significant part of the General Plan related to housing, other than the Housing Element, is the Land Use element which designates areas of the City for residential development and the associated densities. While the City adopts the General Plan, individuals can apply for amendments to the Plan. Amendments to the Plan can take the form of a change to the text, changing the density of a land use designation, or changing a designation on the map. The administration of the zoning code operates in much the same manner. A change to the General Plan Map will normally require a corresponding rezoning to implement the new land use designation.

Applications to amend the General Plan and zoning are made to the City and processed by the City Planner. A public hearing is held on the matter at the Planning Commission which makes a recommendation to the City Council. The City Council, at another public hearing, makes the final determination on the project which is adopted by resolution for a General Plan amendment and ordinance for the zone change. This process is set by State statute and is a discretionary act subject to environmental review. For individual requests the process takes approximately 4 months to complete. The cost for processing a General Plan and zone change is approximately \$7,700, as outlined in **Table 3-7**.

The City currently has more than adequate land zoned to meet our RHNA housing numbers and amendments to the General Plan and zoning will not be required to meet housing needs. Because the process for making changes to the general plan and zoning are set by State statute they are not considered a constraint to meeting RHNA housing numbers.

ANNEXATIONS OF NEW LAND

The Local Agency Formation Commission of Lassen County (LAFCo), an independent body, regulates through a discretionary process the annexation of new lands into the City as set forth in the Cortese-Knox-Hertzberg (CHK) Local Government Reorganization Act. Annexations may be viewed as a constraint due to the lengthy processing time period and the requirement for a review of public services and which now require a much more extensive process than previously required. Additionally, provisions in the CKH Act allow residents within proposed annexation areas to prevent annexation with enough protest votes.

LAFCo's policies and legislative directive to conserve Prime Agricultural Land can also affect a City's ability to annex new land if other alternatives exist. Hence the conversion of agricultural land is a concern and constraints to annexation as far as cities are concerned. In addition, the required property tax share agreement pursuant to Section 99 of the State's Revenue and Taxation Code is required for every city and district annexation effectively giving a county veto authority over a city or district annexation request. Among cities, this is the largest hindrance to a more expeditious annexation process.

For Susanville, annexation is not a relevant issue to the provision of adequate housing. Adequate lands exist within the existing City boundary to meet all of our RHNA numbers. Annexation is not a constraint to development at this time.

PLANNING AND DEVELOPMENT FEES

Although Planning and development fees do contribute to the total cost of housing development, the extent to which these costs are passed on to the consumer depends on price sensitivity of each housing type and the ability of housing developers to absorb such cost increases and still maintain acceptable profit margins. Where increased costs cannot be absorbed by the consumer or developer, housing production will decline. In "price sensitive" markets, such as that for affordable housing, when increased costs cannot be absorbed by the developer, or products modified to compensate the developer, affordable housing is not built.

Up until the end of December 2001, the state reimbursed developers for school fees as part of the SB 50 bond. This in turn reduced costs and was frequently passed directly through to the buyer, reducing debt burden. Its reauthorization is considered important to meet affordable housing needs.

Table 3-7 shows an estimated development cost breakdown in 2014, for a 1,500 square-foot single-family residence which includes a 441 square foot garage, which is the size of a typical new home in the City of Susanville. Such a residence would have fees totaling approximately \$18,734 which is the same as the 2009 amount. This includes plan review fees, plumbing, mechanical, electrical, in-lieu of parkland dedication impact fees, water, sewer, and school impact fees.

Therefore, the development fees for a 1,500 square foot home at the average price of \$255,000 (\$170 per square foot) would be approximately 9.50 percent of the total cost of the home. This is a 7.3 percent increase over the 6.5 percent comparison of a \$150,000 home in 2002. This change is largely attributable to an increase in city mitigation impact fees, which were almost doubled in 2004 and have increased commensurate with the Consumer Price Index since. **Table 3-7** shows the estimated cost breakdown for a multiple family residence at 1,000 square feet in size with a single space carport. Fees for a multi-family residence would total approximately \$13,807.

| TABLE 3-7 DEVELOPMENT IMPACT FEES | | | |
|-----------------------------------------------|-------------------|----------------------------------------------|-------------------|
| SINGLE FAMILY RESIDENCE, DECEMBER 2014 | | MULTI-FAMILY RESIDENCE, DECEMBER 2014 | |
| Fees | | Fees | |
| Building Permit | \$1,340.95 | Building Permit | \$944.75 |
| Plan Review | \$917.62 | Plan Review | \$660.90 |
| Plumbing | \$157.00 | Plumbing | \$122.00 |
| Mechanical | \$107.90 | Mechanical | \$103.00 |
| Electrical | \$148.25 | Electrical | \$123.25 |
| SMIP | \$16.19 | SMIP | \$9.20 |
| CA Bldg Standards | \$7.00 | Ca Bldg Standards | \$4.00 |
| In-Lieu Parkland Dedication | \$571.58 | In Lieu-Parkland Dedication | \$413.84 |
| Sub-Total | \$3,266.49 | Sub-Total | \$2,380.94 |

| TABLE 3-7 DEVELOPMENT IMPACT FEES | | | |
|----------------------------------------------------------|--------------------------|------------------------------------|--------------------------|
| Other Fees | | Other Fees | |
| *Mitigation Fees | | *Mitigation Fees | |
| Police Fee @ \$1.24 Sq. Ft. | \$1,860.00 | Police Fee @ \$1.24 Sq. Ft. | \$1,240.00 |
| Fire Fee @ \$0.91 Sq. Ft. | \$1,365.00 | Fire Fee @ \$0.91 Sq. Ft. | \$910.00 |
| Street Fee @ \$0.96 Sq. Ft. | \$1,440.00 | Street Fee @ \$0.96 Sq. Ft. | \$960.00 |
| Sidewalk – curb, gutter & drive Encroachment Permit** | 237.00 | | |
| Water System Source Fee | \$697.00 | Water System Source Fee | \$513.00 |
| Water System Storage Fee | \$1,042.00 | Water System Storage Fee | \$689.00 |
| Water Connection Fee | \$997.00 | Water Connection Fee | \$997.00 |
| Water Service | | | |
| Meter & ¾" Main Tap | \$289.00 | Meter & 2" Main Tap | \$389.00 |
| Natural Gas Meter Set Fee | \$10.00 | Natural Gas Meter Set Fee | \$10.00 |
| Sewer Connection | | Sewer Connection | |
| Wastewater Treatment Collection | \$1,612.00 \$1,000.00 | Wastewater Treatment Collection | \$1,447.00 \$1,000.00 |
| Misc | \$275.00 | Misc | \$275.00 |
| School Mitigation Fee | | School Mitigation Fee | |
| \$3.20 Sq. Ft. | \$4,800.00 | \$3.20 Sq. Ft. | \$3,200.00 |
| Sub-Total | \$15,349.00 | Sub-Total | \$11,630.00 |
| Grand Total | \$18,615.49 | Grand Total | \$14,010.94 |

Source: City of Susanville, Community Development Department, *Mitigation fees must be paid prior to final inspection.

**If a new sidewalk must be installed a refundable deposit of \$5,500 is required at the time of permit issuance.

Planning fees and permit processing times can be considered constraints if they are in excess of the City's costs to provide the services or if there are unnecessary or excessive processing delays. However, the fees collected by the City generally do not cover the cost of processing the application.

| TABLE 3-8 PLANNING APPLICATION FEES | |
|----------------------------------------------------|----------------------|
| FEE CATEGORY | FEE AMOUNT |
| Planning and Application Fees | |
| Administrative Permit | \$209 |
| Architectural Design/Site Plan Review ≤ 1,000 s.f. | \$104 |
| Architectural Design/Site Plan Review ≥ 1,000 s.f. | \$1,144 |
| Conditional Use Permit | |
| Residential (proposed fences and signs) | \$381 |
| Residential (existing fences and signs) | \$1,033 |
| Minor | \$842 |
| Moderate | \$1,414 |
| Major | \$2,061 |
| Floodplain Permit | \$190 |
| General Plan Amendment | \$2,526 |
| With Annexation | \$4,048 |
| Historic Building Site Registry | \$126 |
| Home Occupation Permit | \$90 |
| Variance Proposed Development | \$612 |
| Variance Existing Development | \$1,224 |
| Zone change | \$2,066 |
| Zone Change Planned Development | \$2,257 |
| Subdivision | |
| Certificate of Compliance | \$381 |
| Lot Line Adjustment/Merger | \$600 |
| Tentative Subdivision Map | \$2,443 |
| Final Subdivision Map | \$1,144 |
| Tentative Parcel Map | \$1,414 |
| Final Parcel Map | \$762 |
| Environmental | |
| Environmental Impact Report ² | Varies |
| Initial Study/Negative Declaration | \$3,080 |
| Impact | |
| Fire ³ | \$0.58-\$0.75/sq.ft. |
| Water Hookup ³ | \$700 |
| Sewer Hookup ³ | \$700 |
| Traffic | Varies |
| School | \$2.14-\$2.97/sq.ft. |
| Estimated Total Development Costs | |
| Single Family | \$4,500 - \$8,000 |
| Multifamily | \$5,500 - \$10,000 |

CONSTRAINTS TO ESTABLISHING HOMELESS SHELTERS AND TRANSITIONAL HOUSING

The City of Susanville's zoning code currently allows homeless shelters and transitional housing in the Public Facilities zoning district as a use allowed by right and in the Neighborhood Commercial (C-1), General Commercial (C-2), subject to obtaining a Use Permit.

With the adoption of SB2 in 2007 the State legislature adopted Government Code Section 65583 amending and strengthening housing element law to ensure zoning encourages and facilitates emergency shelters and limits denials of emergency shelters, transitional housing and supportive housing.

These three types of housing are defined below:

Emergency Shelter (per Health and Safety Code 50801): housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Transitional Housing (per Health and Safety Code 50675.2(h)): buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Supportive Housing (per Health and Safety Code 50675.14(b)): Housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Government Code Section 65583 requires, among other things:

- At least one zone in the City allows emergency shelters without a conditional use permit or other discretionary action.
- Sufficient capacity must be identified to accommodate the need for emergency shelters and at least one year-round emergency shelter.
- Existing or proposed permit procedures and development standards must be objective and facilitate emergency shelters.
- Written objective standards may be applied in statute including maximum number of beds, length of stay, a requirement for on-site management and security.
- Transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone

The City's zoning code currently meets all the above requirements. The Public Facilities (PF) zone allows emergency shelters, supportive housing and transitional housing by right. The PF zone was chosen as a zone suitable for emergency shelters because it is anticipated that an emergency shelter would be supported by some type of public agency.

In terms of showing adequate capacity for emergency shelter needs there is currently one year-round emergency shelter operating within the City and the City has identified four parcels currently zoned PF which have the capacity for additional shelter development

| Parcel Number | Zoning | Parcel Size | Estimated Shelter Capacity |
|---------------|--------|-------------|----------------------------|
| 105-020-16 | PF | 1.47 acres | 40 beds |
| 107-260-23 | PF | 27.22 acres | 24 beds |
| 107-260-29 | PF | 1.47 acres | 40 beds |
| 107-260-05 | PF | 3.00 acres | 20 beds |

As discussed, Section 2 the existing needs for homeless people in the Susanville area appear to be being met at this time and future needs are extremely difficult to predict. However, as the need arises the city does have adequate property to accommodate the need.

The city currently allows transitional housing and supportive housing in all of the City's residential zones (R-1, R-2, R-3, and R-4), as these uses are defined as a residential use of property.

CONSTRAINTS FOR HOUSING PERSONS WITH DISABILITIES

Under Senate Bill (SB) 520, which became effective January 1, 2002, a Housing Element is required to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities and to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities and/or to make reasonable accommodations for housing designed or intended for occupancy persons with disabilities including supportive services (California Government Code Section 65583(a)(4)).

Constraints to housing for disabled populations include a lack of housing units with accessibility modifications for those individuals with physical disabilities, affordability for individuals with either physical or developmental disabilities, and ensuring supported living services for all individuals with disabilities.

The three principal statutes that address the fair housing and building standards for persons with disabilities are the Federal Fair Housing Act, the California Fair Employment and Housing Act of 1964 and the Americans with Disabilities Act (ADA) as supported in Title 24 of the California Government Code. The City has adopted the latest version of the California Building Code, in which Chapter 11 sets forth standards for accessibility of buildings or portions of buildings to persons with disabilities. The City of Susanville ensures that new housing developments comply with California building standards and federal requirements for accessibility.

PROCEDURES FOR ENSURING REASONABLE ACCOMMODATIONS

In Susanville, no additional fees, permits, or processing times are required for the development of housing for the disabled. However, the City must also demonstrate efforts to remove governmental constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofit efforts, and evaluation of the zoning code for ADA compliance or other measures that provide flexibility in the development of housing for persons with disabilities. New programs included in this update address this issue pursuant to local compliance to state law. For new housing construction, the City complies with the provisions of SB520 by following California's handicap and accessibility laws which require the following for multi-family residential developments:

Multi-family developments containing 4-20 units only require that all of their ground floor units are adaptable (interior modifications) and meet accessibility requirements.

Multi-family developments containing greater than 20 units require that 2 percent of the total units are adaptable and the remainder of the units are accessible.

Accessible housing for the disabled can be achieved in a number of ways by modifying existing housing units (wheelchair ramps, grab bars, wider halls, elevated electrical outlets, lowered switches, etc.). Some modifications that can be done can be as simple as adding a tub seat in the bathroom and marking light switches with Braille tape, even the installation of new wheelchair ramps less than 30" in height do not require a building permit. Other modifications such as widening doorways and halls and installing accessible showers/tubs are more labor intensive and would require a building permit. The permit process would be the same for accessible housing modifications as they would be for modifications to other single-family and multi-family units.

The City's definition, below, of a family allows unrelated people, including domestic employees, to live in a dwelling provided the habitation is as a single housekeeping unit. This broad definition ensures that the assistance needs of the disabled population do not conflict with basic

zoning regulations.

“Family” means one or more persons occupying premises and living as a single bona fide housekeeping unit, including all necessary domestic employees of such family.

For individuals requiring special housing the City’s zoning code allows for the development of group homes for six or fewer residents in all residential zones (R-1, R-2, R-3, R-4) and the C-1 (Neighborhood Commercial), C-2 (General Commercial), UBD (Uptown Business District) zones. Group homes for seven or more persons are allowed in the same zones with a use permit. The City has not imposed any spacing, special design or permitting standards for residential care facilities other than the required conditional use permits for facilities serving 7 or more people and standard building code requirements. These small facilities are generally operated on a for-profit basis and are developed based on demand. Adequate sites exist within the City, including 136 vacant infill residential parcels, to accommodate demand. Skilled nursing and intermediate care facilities are also permitted in the R-3, R-4, C-1, C-2, C-O zones with a Use Permit.

To provide exceptions in zoning and land-use for development for persons with disabilities, the City has adopted regulations to provide a process for request for accommodation under the ADA as follows:

17.112.090 Reasonable Accommodations under the Americans with Disabilities Act

Pursuant to the American with Disabilities Act (ADA) the City is required to make reasonable modifications in policies, practices, or procedures when the modifications are necessary to avoid discrimination on the basis of disability, unless the City can demonstrate that making the modifications would fundamentally alter the nature of the service, program, or activity. Whether a requested accommodation is reasonable is highly fact-specific and determined on a case-by-case basis by balancing the cost to the City and the benefit to the disabled person. Whether a requested accommodation is necessary requires a showing that the desired accommodation will affirmatively enhance a disabled person’s quality of life by ameliorating the effects of the disability. The focus is on whether the accommodation in the case at hand would be so at odds with the purposes behind the rule that it would be a fundamental and unreasonable change.

Variances to the provisions of the city zoning code may be granted to provide reasonable accommodations under the ADA. Applications for the variance shall be made on same form required for a variance under code section 17.112.010 and the application shall be reviewed by the Community Development Director or head of the Planning division. The review is administrative and a public hearing or public notice as per government code section 65091 is not required.

The Community Development Director shall grant the variance if it is found that the variance will provide reasonable accommodation to a qualified person under the ADA

and that the variance would not be so at odds with the purpose of the zoning requirement that it would be a fundamental and unreasonable change. Appeals to decisions made by the Director may be made to the City Planning Commission 10 days of the initial decision. The fee for processing the variance shall be set by resolution of the City Council. No fee has been adopted for this review at this time.

To date, the City has never encountered a request for ADA accommodation which could not be met under the current zoning requirements, setbacks, etc.

- 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 City.
- The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program

Tenants with disabilities often do not own or drive a vehicle. The requirement to include parking spaces for such units imposes an incremental additional cost to the development of said dwelling units. The City's zoning code and development currently recognize this constraint and provides for reduce parking requirements for a 50% reduction in required off street parking for housing that is exclusively for physically handicapped or developmentally disabled persons. .

Developmentally Disabled

With the adoption of SB 812 the State of California enacted the requirement for further analysis of the housing needs of the developmentally disabled population, which is a subset of the entire disabled population. A developmental disability is defined as a disability that originates before an individual becomes 18 years old, continues or is expected to continue indefinitely and constitutes a substantial disability for that individual. Developmental disabilities include, by example, mental retardation, cerebral palsy, epilepsy, and autism but also include disabling conditions closely related to mental retardation requiring similar treatment. It does not include disabilities that are solely physical.

Many developmentally disabled persons can live and work independently within a conventional housing environment while other more severely disabled individuals may require a group living environment with supervision. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are available. Because developmental disabilities exist from childhood, the first issue in supportive housing is the transition from the person living as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based

services to approximately 252,000 people with developmental disabilities and their families throughout the state. Services are administered through a system of 21 regional centers. For Susanville the nearest regional center is located in Redding, California. There is also a field office in Lake Almanor. The centers provide a point of entry for people with developmental disabilities and operate as a non-profit community agency that contract with local businesses to offer a wide range of services to this special needs population and their families.

According to information received from the Redding DDS office there are 67 developmentally disabled individuals being served in Susanville. The number of developmentally disabled persons in the 96130 zip code which includes areas outside of the City limits is reported to be 117 by DDS. Of the 117, 31 are in an independent living environment, 67 are living at home with a parent or guardian, and 13 are in a community care living facility.

Local services for persons with developmental disabilities include North Valley Services and Lassen Life Skills. North Valley Services provide day-time care and activities including self advocacy, sign language, learning self-help skills, culinary activities, academic skills, with activities constantly being developed to assist individuals in attaining their personal goals. North Valley Services is licensed for 30 people. Lassen Life Skills provides similar on site-training as well as services in the client's home for one-on-one assistance. Lassen Life Skills is licensed for 45 clients.

Housing for developmentally disable individuals is not a one-size-fits-all prospect. In most cases existing housing can be modified with little effort to accommodate individuals capable of independent living or living with a caretaker. For individuals requiring assisted living facilities there are no regulatory barriers to constructing those facilities in a wide range of zone districts in the City. Ultimately, cost becomes one of the most limiting factors for this segment of the population. It is the goal of the City to help provide housing to meet the needs of the developmentally disabled.

CONSTRAINTS TO HOUSING FOR LARGE HOUSEHOLDS

As discussed in Section 2 of this document there are 347 households with 5 or more people in the City and 314 dwellings with 4 or more bedrooms. This provides a fairly good match between the demand and supply for larger homes. There are no regulatory restrictions to the development of dwellings with 4 or more bedrooms in the City whether they are single family or multifamily structures. For single family lots, the City has a lot coverage limitation of 40% which would restrict a single story dwelling to 2,400 square feet on a 6,000 square foot lot. This is large enough to accommodate a 4 or 5 bedroom house and there is no restriction to developing a larger 2-story home on the same footprint. Market demand drives the construction of larger dwellings.

Often families expand their homes by constructing additions as their families grow. Extended families that include parents or grandparents can be accommodated with the construction of

second dwelling units which are permitted in all residential zones. The City finds that there are no constraints to developing larger homes.

CONSTRAINTS TO PROVIDING SENIOR HOUSING

In 2010 there were a total of 1,026 people 65 years of age or older living in Susanville. This represented approximately 11.7 percent of the population. Of this number, 100 people were living in a licensed care facility. This means that roughly 90% of the senior population was living in a traditional housing environment. This is a strong indication that the large majority of seniors in the community do not need special housing and can live in normal housing unassisted, with the aid of a spouse or caregiver, and that housing can be modified, as necessary, to meet most needs. In the Susanville area there are approximately 187 beds in special needs care facilities which matches up well with the census data of 100 people living in care facilities. In addition there is an 82 unit senior apartment facility and a 40 unit apartment facility which offers housing for low income seniors in the community. From this data it appears that the special needs of the senior population is being met, the senior population is slowly declining.

For the large majority of seniors who live in normal housing, the City's regulations pose no unique constraint to housing. Modifications to normal housing can be accomplished as discussed in the Constraints to Providing Housing for the Disabled. For seniors requiring special housing the City's zoning code allows for the development of group homes for six or fewer residents in all residential zones (R-1, R-2, R-3, R-4) and the C-1 (Neighborhood Commercial), C-2 (General Commercial), UBD (Uptown Business District) zones. Group homes for seven or more persons are allowed in the same zones with a use permit. The City has not imposed any spacing, special design or permitting standards for residential care facilities other than the required conditional use permits for facilities serving 7 or more people and standard building code requirements. These small facilities are generally operated on a for-profit basis and are developed based on demand. Adequate sites exist within the City, including 136 vacant infill residential parcels, to accommodate demand. Skilled nursing and intermediate care facilities are also permitted in the R-3, R-4, C-1, C-2, C-O zones with a Use Permit.

Based on the above information, the City finds that there are no constrains in providing housing for the senior population.

CONSTRAINTS TO PROVIDING HOUSING FOR FEMALE HEAD OF HOUSEHOLDS

This segment of the population does not need any type of special housing considerations per se. Single parent households and specifically single female parent households can suitably occupy any housing type, single or multiple family. The challenge with this population segment is affordability and proximity to schools and child care services. The affordability issue is covered by the programs identified later in this section. The city's zoning code allows for small family

daycare facilities in all residential zones as a permitted use and allows large family daycare facilities in those same zones subject to a use permit. The City has no restrictions to the proximity or concentration of daycare facilities. As the majority of home daycare facilities begin as small day care facilities and are in operation when they decide to expand to a large day care facility, there is adequate time to plan for the use permits processing time as part of the business plan. The City also has multi-family zoning in place within ½ mile of every school in the area allowing for more affordable housing opportunities in proximity to this essential service for children.

EXTREMELY LOW INCOME FAMILIES

Individuals and families that fall into the Extremely Low Income category face tremendous difficulty finding housing that is both safe and affordable. For a family of 4 the ELI income threshold from Table 2-17 is \$16,700. For housing to be affordable for a family of 4 they would spend no more than \$5,010 annually, or \$418 a month for housing. Persons falling into the ELI category generally also fall into another special needs category such as single parent head of household, elderly, or disabled.

Policies and programs for meeting the needs of ELI population are the same for meeting the needs of other populations including preserving low income and at-risk housing units, applying for grant funding to construct new subsidized housing, supporting the Section 8 program, removing constraints for second dwelling units, removing constraints for the construction of multi-family housing, and having a provision for single room occupancy units in the Uptown Business District zone.

In addition to the above policies and programs, the City has made grant funding available for the rehabilitation of a former hotel into 34 SRO units and there are a total of 50 SRO units in the Downtown area. The City has also identified other structures suitable for conversion to SRO units. As an action program the City will continue to support the conversion of suitable buildings to SRO units and apply for appropriate financial assistance opportunities to develop the use.

Mobile Home Parks are also another affordable housing alternative for ELI households. The City has 6 mobile home parks within its jurisdiction with a total of 240 spaces. Currently, the City's zoning code is in compliance with Government Code Section 65852.7 which deems mobile home parks as a permitted land use in all residential zones.

ANALYSIS OF NON GOVERNMENTAL CONSTRAINTS

Non-governmental constraints are those which are generated by the private sector and which are beyond the control of local governments. Some of the impacts of non-governmental constraints can be offset to a minimal extent by local governmental actions, but usually the effects are localized and have little influence on the total housing need within the jurisdiction or

market area. Non-governmental constraints to affordable housing in Susanville consist of three major factors: price of land, availability of financing, and cost of construction.

The City has a limited ability to influence these factors. Land costs are impacted by the number of adequate sites that are available. Regional demand and costs have a great impact on land costs. Construction and financing costs are also determined at the regional, state, and national levels by a variety of private and public actions, which are not controlled by the City.

The major barrier to providing housing for all economic segments of the community concerns the nature of the housing market itself. Development costs have risen to the point where building affordable housing for all economic segments of the community is difficult without financial subsidies.

LAND COST

According to the California Building Industry Association, the cost of land represents an ever-increasing proportion of the total housing development cost. Since the mid-1960's, raw land has cost significantly more in California than in the rest of the United States. Land costs in Susanville are significantly less than the rest of California. Vacant residential lots in the City limits with improvements are selling between \$20,000 and \$40,000, and vacant residential lots with improvements in new subdivisions are selling up to \$50,000 or more.

When developing raw land

Measures to reduce land costs, which are traditionally available to local governments, include the use of Community Development Block Grant (CDBG) and Redevelopment Agency 20 percent set-aside funds, and the use of government-owned surplus lands for housing projects. These measures generally benefit the construction of assisted, low-income housing.

CONSTRUCTION COSTS

Rising costs of labor and materials have contributed to non-governmental constraints on housing development and improvement. These costs were a substantial part of the increased housing costs during the 1990s. Builders passed those increases along to the homebuyer or renter.

Construction costs can vary widely depending on the type of development. Multiple family residential housing generally costs less to construct than single family housing. Labor and materials cost also have a direct impact on housing costs and comprise the main component of housing costs. Residential constructions costs vary greatly depending on the quality of materials used and the size of the home being constructed

In 2014, a modest tract home approximately 1,500 square feet could be built for approximately

\$125 to \$135 per square foot bringing the cost to about \$195,000. The costs in Susanville are probably higher than for many other northern California locations due to the city being isolated from any major metropolitan area by about 90 to 100 miles, which raises material costs. The fact that there is currently a 10% vacancy rate in Susanville and that it's easy to find existing housing that is less than construction costs for a new house contributes to the lack of new housing construction. The cost of construction for multi-family residential units is approximately \$100 per square foot for a 900 square foot unit without garage.

On and off-site development costs will vary greatly depending on the situation. The least costly would be the development of a single family home on an existing lot which already has curb gutter and sidewalk frontage improvements. In this situation there would be no off-site costs other than the fees accounted for in Table 3-7. There are no landscaping requirements/costs in this scenario.

If curb, gutter and sidewalk are not present, development of the parcel would require their installation. The cost of installing these improvements is estimated at \$75 a linear foot. For a 60-foot wide lot the cost would be about \$4,500. Again no landscaping would be required.

It is not anticipated that any new subdivisions will be developed within Susanville during this housing cycle due to the decline in the city's population, housing vacancy rate and number of existing vacant lots available within the City. Therefore, the cost analysis for new subdivision lots will not be addressed. Furthermore, it would be difficult to estimate the costs for a new subdivision given that, in Susanville, the most recent subdivisions were developed by contractors who have their own earth moving equipment and general contractors license's for constructing the homes. Those same contractors also have approved subdivisions and are waiting to developed them. The only landscaping required for a subdivision is one 15 gallon street tree per lot, a cost of approximately \$100 to \$150, depending upon the species.

Since the passage of Proposition 13, local governments have faced the increasingly difficult task of trying to finance the cost of infrastructure. Infrastructure costs can no longer practically be passed on to the taxpayer through property tax backed general or special obligation bonds by the local jurisdiction. The incremental cost of these facilities has been partially financed through impact fees; however, typically these costs are passed along by increasing the cost of housing and rents.

Other methods that can be used by jurisdictions to promote the construction of affordable housing include allowing smaller lots, reducing processing fees, and reducing processing time. Lot size and improvement concessions need to consider possible site-specific characteristics such as soil quality and drainage capacity before they are granted. Reducing development fees can have a significant effect on housing costs in jurisdictions where the fees represent a large percentage of the overall cost. This option might be considered for developers who would assure that housing developed with such concessions would be kept affordable to lower income households for long periods of time.

AVAILABILITY OF FINANCING

The cost of borrowing money to finance the construction of housing or to purchase a house affects the quantity of affordable housing in Susanville. High interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates. Financing costs are subject to fluctuations of national economic policies and conditions. The cost of money for site preparation and construction is a very important determinant of the initial cost to the purchaser. Mortgage rates have an even more dramatic effect on the cost of housing to the homebuyer and to the developer of multi-family projects. If high interest rates don't render a multi-family apartment project infeasible the additional costs are either passed on to renters, in the case of market rate housing, or offset by subsidies in the case of low income housing. Interest rates were low enough between 1994 and 2008 and have generally remained stable, allowing steady or increasing building activity, opening up home ownership to a wider segment of the population. There is always a concern that interest rates will increase again during future years and such increases may result in a slowing of construction activity. A more detailed discussion on interest rates and home affordability is in Section 2 page 28 of this document

Fluctuating interest rates have a particularly dramatic effect on the building industry when mortgage rates increase between the start of construction and completion of a project. It is anticipated that since six percent interest rates are currently available, home buying will continue to increase provided other factors such as material, labor, and land costs are not affecting the market.

Obtaining permanent financing for qualified homebuyers does not pose an irreconcilable constraint, according to committee members, with the availability of various home loan programs requiring zero to five percent down payments. Interest rates on these financing vehicles average just six percent. Assistance is available through the City's Down Payment Assistance program to eligible and qualified buyers.

Tax increment has been utilized by the Redevelopment Agency to write down costs of outstanding assessments for public improvements. This program encourages homeownership by very-low, low and moderate-income households. Development Agreements require housing for low-income households in exchange for agency financial participation.

In addition to the constraints of interest rates and housing costs, home loan denial due to race or gender by financial institutions is a potential nongovernmental constraint. The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975 and is implemented by the Federal Reserve Board's Regulation C. This regulation provides the public loan data that can be used to assist:

- determining whether financial institutions are serving the housing needs of their communities;
- public officials in distributing public-sector investments so as to attract private investment to areas where it is needed; and
- identifying possible discriminatory lending patterns.

There are no statistics available for the denial percentage by race or gender for Susanville or Lassen County. However, HMDA data prepared by the Federal Financial Institutions Examination Council (FFIEC) are available for the nearby Redding Metropolitan Statistical Area (MSA), which covers Shasta County. **Table 3-10** shows home loan denial rates in the Redding MSA by race and gender. The data indicate that proportionally more American Indian/Alaska Native and Asians are denied home loans in the Redding MSA, with Hispanics also experiencing slightly higher levels of denials. This may be related to the lack of qualifying income or credit issues and not necessarily to racial or ethnic discrimination. As would be expected, the HMDA data indicate that denial rates decrease as income rises. Historically, minority households have accounted for a disproportionate number of lower-income households. There was little difference in home loan denial rates by gender. While the Redding MSA statistics may not fully apply to Lassen County, they may indicate similar housing issues related to loan denials, given the proximity of the MSA to the County.

| TABLE 3-10 DISPOSITION OF APPLICATIONS FOR GOVERNMENT-BACKED AND CONVENTIONAL HOME LOANS REDDING MSA, 2014 | | | |
|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------|---------------------------|
| APPLICANT RACE/GENDER | APPLICATIONS RECEIVED | APPLICATIONS DENIED | PERCENT DENIED |
| <i>Race/Ethnicity</i> | | | |
| American Indian/Alaska Native | 36 | 5 | 13.8% |
| Asian | 62 | 13 | 20.9% |
| Native Hawaiian/Other Pacific Islander | 10 | 1 | 10% |
| Black | 6 | 0 | 0% |
| Hispanic | 97 | 12 | 12.4% |
| White | 2,030 | 214 | 10.5% |
| Other/Race Not Available | 123 | 25 | 20.3% |
| Joint (White/Minority) | 34 | 2 | 5.9% |
| <i>Gender</i> | | | |
| Male | 714 | 86 | 12% |
| Female | 453 | 48 | 10.6% |
| Joint (Male/Female) | 1,051 | 107 | 10.2% |

Source: Federal Financial Institutions Examination Council, 2014.

LIFESTYLE

The increase in housing costs during the 1990’s was partially due to consumer preference and lifestyle expectations. The size of the typical single-family house increased and the amenities included in the housing package changed, as well as the number of bedrooms and size of living areas. All of these lifestyle choices have costs associated with them. The trends in California emerging now, due to governmental and non-governmental constraints and the resulting increase in housing costs, are towards smaller units, smaller lots, and alternatives to the single family detached dwelling units especially in more heavily populated and urbanized areas. However, in Susanville, detached single-family units are still the consumer preference.

UNITS AT RISK OF CONVERTING TO MARKET-RATE

Section 65583(a) of the Housing Element Law requires that there be an analysis of existing or potential “at-risk” assisted housing developments, which are eligible to convert to market-rate housing over the next ten (10) years. The conversion may be due to the termination of a subsidy contract, mortgage prepayment, or expiration of use restrictions. “Assisted housing developments” are multi-family rental housing projects that receive or have received government assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

In the City of Susanville, as of October 2014, there are two “at-risk” assisted housing developments, which are eligible to convert to market-rate housing over the next ten years **Table 3-11**. Total assisted “at-risk” units in these developments are 99.

| Project Name | Eligible to Prepay | Start | Program ¹ Type | Project Address | # of Units | # Units Assisted | Source ² of Funds | Owner Legal Type |
|-----------------------------------------------|--------------------|-----------|---------------------------|--------------------|------------|------------------|------------------------------|--------------------|
| Citrus Manor Apartments | 2001 | 2/4/1980 | FA | 500 Limoneria Ave. | 54 | 49 | rrh | MSB Property Mgmt. |
| Meadowbrook Apartments | 2033 | 7/11/2013 | FA | 555 N. Roop St. | 58 | 54 | rrh | MSB Property Mgmt. |
| Millview Apartments | 2013 | 2/13/1980 | FA | 780 Hall St. | 52 | 50 | rrh | PAM |
| Parkview Garden Apts. | 2033 | 7/8/2013 | FA | 320 Limoneria Ave. | 32 | 28 | rrh | MSB Property Mgmt. |
| Susan River Apartments (seniors and disabled) | 2033 | 6/11/2013 | FA | 1625 Riverside Dr. | 40 | 40 | rrh | MSB Property Mgmt. |

Source: Federal Rural Development Section 515 Program ¹ Program Type, FA=Family ² rrh=Rural Rental Housing

The City of Susanville has been in contact with the owners of these “at-risk” housing units to determine if there are plans to convert them to market rate units. Both owners have stated that they have no intent to do so and are planning to maintain these units for low income

households. MSB has re-invested in three of its properties in the last three years performing significant remodeling and upgrades and extending the life of these projects to 2033. Upgrades included energy efficiency in the form of new dual pane windows and HVAC units and remodeling units for wheelchair/ADA accessibility.

Additionally, these units were financed with both tax credits issued from the California Tax Credit Allocation Committee (CTAC) and USDA Rural Housing Service Section 515 loans. While the affordability restrictions associated with the tax credits do expire on the dates listed above, the USDA Section 515 are loans that are amortized over 50 years during which period the affordability restrictions remain in effect. The earliest loans expire in 2033, far beyond the time frame of this document. While these loans are for 50 years or more, there is a prepayment option after 20 years. However, this prepayment option is extremely restrictive. The owners have to show that there is no longer a need for low and moderate income housing in that community and that existing low and moderate income tenants would not be adversely affected. As a result, it is nearly impossible to prepay and opt out of the affordability restrictions before 50 years, according to USDA Rural Housing staff. Thus, these complexes are not considered at risk.

In 2012 MSB properties obtained new tax credit financing for three of their projects: Susan River Apartments; Meadowbrook Apartments; and Parkview Garden Apartments. The financing was obtained to perform significant remodeling to these apartment units including energy efficiency upgrades and new ADA improvements to meet current standards. The new financing extends the date at which the apartments become eligible to convert to market rate units to the year 2068.

With Citrus Manor and Millview Apartments there are 99 apartments at-risk for conversion in the 2014 to 2019 time period. The City will continue to monitor the Citrus Manor and Millview Apartments for notices that they are converting to market rate units and will implement new programs outlined in Section 5 to try to find qualified entities to participate in an Offer of Opportunity to Purchase/First right of Refusal Program as defined in Government Code Section 65838.11.

Replacement Costs

Government Code Section 65583 requires an analysis of the cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use and an estimated cost of preserving the assisted housing developments. Based on information received from local real estate appraisers and brokers the cost for raw multi-family zoned property is approximately \$40,000 an acre with improvement costs of approximately \$120,000 per acre. Construction costs for multi-family dwellings based on International Code Council figures are \$99.08 per square foot. In an assumed scenario of an average apartment size of 650 square feet and density of 20 units per acre the average cost per apartment unit would be \$72,400. For the 99 apartments that are at-risk the total replacement

cost would be \$7,167,600 exclusive of financing cost.

By contrast, a review current apartment assessed values in the Susanville, gained by reviewing Lassen County Assessor data, reveals the following information:

| Complex | Year built | Units | Year | Assessed \$ | Unit Cost |
|-------------------|------------|----------|------|-------------|-----------|
| Citrus Manor | 1980 | 54 Units | 2015 | \$2,094,500 | \$38,787 |
| Parkview Apts. | 1980 | 32 Units | 2015 | \$1,190,000 | \$37,193 |
| Susan River Apts. | 1985 | 41 Units | 2015 | \$1,306,500 | \$31,866 |
| Juniper Arms | 1977 | 77 Units | 2015 | \$2,000,000 | \$25,974 |
| Meadowbrook | | 58 Units | 2015 | \$1,998,000 | \$34,448 |

This information does not necessarily give the whole picture as most of these apartments were constructed more than 30 years ago. While some fairly recent remodeling has been done to all of the apartments except Juniper Arms, the assessed value, due to proposition 13 may not fully reflect the market value. The Susan River Apartments, Meadowbrook Apartments and Parkview Apartments were remodeled between 2012 and 2013. The assessed value reflects the upgrades but the base value of the units cannot be reassessed until a sale. The remodeling costs were approximately \$15,000 per unit. Even remodeling costs of up to \$25,000 per unit along with financing costs make the cost of maintaining these as subsidized units far less than constructing new units. The other thing to consider is the Susanville rental market. Unlike many urban markets there is no shortage of rental housing. There is currently a 10% vacancy rate and there is a shortage of renters able to pay market housing rates.

DEVELOPMENT RESOURCES

Funding and housing developers are essential to providing affordable housing to meet the needs of City residents. This section outlines the financial resources available to the City as well as local developers who have been active in constructing and rehabilitating affordable housing in the City of Susanville and Lassen County.

FINANCIAL RESOURCES

The following financial resources have been used by the City for affordable housing activities or other activities that support residential development such as infrastructure improvements. **Table 3-11** provides a summary of the financial resources that may be available to the City of Susanville for affordable housing development, rehabilitation and preservation from Federal, State, local and private sources. It is important to note that many of these programs require annual budget appropriations and, periodically, may not be funded.

Community Development Block Grant (CDBG) Funds

The U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program provides funds for community development and housing activities and is administered by the State Department of Housing and Community Development (HCD). Examples of such activities include acquisition housing or land, rehabilitation of housing, homebuyer assistance and public facility and of infrastructure improvements, among others. The City has successfully competed for and received CDBG funds from the State. These funds have been used for a wide variety of projects. Many of the funds have been used for infrastructure improvements to enable service districts to serve new and existing development.

HOME Investment Partnership Act Funds

The HOME Investment Partnership Act is another HUD program that is designed to improve and increase the supply of affordable housing. As with CDBG funds, the City applies to HCD for these funds and the grants are awarded on a competitive basis. HOME funds may be used for housing rehabilitation, new construction and acquisition and rehabilitation, for both single family and multi-family projects. The City has received HOME funds that were used for development of homes affordable to lower-income households. The funds were also used to provide gap financing for lower-income households who were purchasing their own home. The money was used to cover the difference between the cost of the home and the mortgage.

Section 8 Rental Assistance

Section 8 Rental Assistance, also referred to as the Housing Choice Voucher Program, provides vouchers to very low income households in need of affordable housing. Plumas County Community Development Commission & Housing Authority administers this program for Lassen County including the City of Susanville, which is funded by HUD. The program pays the difference between what the household can afford (i.e., 30 percent of their income) and the Fair Market Rent (FMR) for the region, which is established by HUD. The vouchers are portable and may be used at any rental complex or by anyone renting property that accepts them. The Housing Authority provides vouchers to approximately 90 households in Lassen County with 62 of those in Susanville with a waiting list of 137 households. These numbers are lower than in the past reporting period.

| TABLE 3-12 SUMMARY OF FINANCIAL RESOURCES FOR HOUSING | |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FUNDING SOURCE | DESCRIPTION |
| <i>RENTAL PROGRAMS</i> | |
| Governor’s Homeless Initiative | Interagency funds (HCD, CALHFA, DMH) for supportive housing for persons with severe mental illness who are chronically homeless. |
| Multifamily Housing Program (MHP)- General | Low-interest loans for development of affordable rental housing. New construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing. |
| Multifamily Housing Program - Supportive Housing (MHP-SH) | Loans for rental housing with supportive services for the disabled who are homeless or at risk of homelessness. |
| Multifamily Housing Program -Homeless Youth | Housing with supportive services for homeless youth |
| Housing Choice Voucher Program (Section 8) | Assistance program that provides direct funding for rental subsidies for very low-income families. |
| Low Income Housing Tax Credits | A 4% annual tax credit that helps owners of rental units develop affordable housing. |
| <i>HOMEOWNERSHIP PROGRAMS</i> | |
| Residential Development Loan Program (RDLP) | This is a project-specific funding that provides a 3% interest loan with a max of 5 years to local government agencies for site acquisition. Predevelopment and construction expenses attributed to affordable new infill, owner-occupied housing developments. |
| CalHome | Grants/loans to local public agencies and nonprofits to fund first-time homebuyer mortgage assistance and owner-occupied housing rehabilitation. |
| Affordable Housing Partnership Program (AHPP) | Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing. |
| Building Equity and Growth in Neighborhoods (BEGIN) | Grants to cities and counties that adopt measures to encourage affordable housing, to make second mortgage loans to low and moderate income homebuyers. |

| TABLE 3-12 SUMMARY OF FINANCIAL RESOURCES FOR HOUSING | |
|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FUNDING SOURCE | DESCRIPTION |
| CalHome Self-Help Housing Technical Assistance Allocation | Grants to organizations to assist low and moderate income households who build their own homes. |
| Single Family Housing Bond Program (Mortgage Revenue Bonds) | Bonds issued to local lenders and developers so that below market interest rate loans can be issued to first-time homebuyers. |
| Low Income Housing Tax Credits | A 4% annual tax credit that helps owners of rental units develop affordable housing. |
| <i>OTHER PROGRAMS</i> | |
| Emergency Housing and Assistance Program Capital Development (EHAPCD) | Deferred payment loans for capital development of emergency shelters and transitional housing for the homeless (no operating subsidy authorized). |
| Affordable Housing Innovation Fund | Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing |
| Infill Incentive Grant Program | Funding of public infrastructure (water, sewer, traffic, parks, site cleanup, etc.) to facilitate infill housing development. |
| Federal Emergency Shelter Grants | Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing, and other supportive services. |
| Section 202 | Grants to private nonprofit developers of supportive housing for very low-income seniors. |
| Community Development Block Grant (CDBG) | Grants available to the City on a competitive basis for a variety of housing and community development activities. The City competes for funds through the state's allocation process |
| US Department of Housing and Urban Development Brownfield Economic Development Initiative Grant (HUD) | BEDI is designed to help local governments redevelop brownfields, defined in this NOFA as abandoned, idled, or underutilized real property, including industrial and commercial facilities, where expansion or redevelopment is complicated by the presence or potential presence of environmental contamination. |

| TABLE 3-12 SUMMARY OF FINANCIAL RESOURCES FOR HOUSING | |
|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FUNDING SOURCE | DESCRIPTION |
| The California Solar Initiative (CPUC) | The California Solar Initiative offers cash incentives on solar systems of up to \$2.50 a watt. These incentives, combined with federal tax incentives, can cover up to 50 percent of the total cost of a solar system. Affordable Housing may be able to get up to 75 percent of the total cost covered. |
| Predevelopment Loan Program (HCD) | PDLP Loans are for the purposes including but not limited to, the costs, or the costs associated with, land purchase or option to buy land; options or deposits to buy or preserve existing government-assisted rental housing for the purpose of preserving the affordability of the units; closing costs; holding costs which can include, but are not limited to, taxes, insurance, and interest; professional services such as architectural, engineering, or legal services; permit or application fees; and bonding, site preparation, related water, sewer development, or material expenses. |
| Infill Incentive Grant Program -- Proposition 1C | The Infill Incentive Grant Program was established by SB 86 of 2007, with funding from Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006. The program provides grants for infrastructure improvements necessary to facilitate new infill housing development. Approximately \$240 million is available for award by June, 2008 through a competitive application process. |
| Environmental Justice: Context-Sensitive Planning | Promote community involvement in planning to improve mobility, access, and safety while promoting economic opportunity, equity, environmental protection, and affordable housing for low-income, minority, and Native American communities. |
| Community-Based Transportation Planning | Fund coordinated transportation and land use planning that promotes public engagement, livable communities, and a sustainable transportation system which includes mobility, access, and safety. |
| Partnership Planning | Fund transportation planning studies of multi-regional and statewide significance, strengthen the economy, protect the environment, and promote public involvement and safety in the State. |

| TABLE 3-12 SUMMARY OF FINANCIAL RESOURCES FOR HOUSING | |
|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FUNDING SOURCE | DESCRIPTION |
| Statewide Transit Planning Studies | Fund studies on transit issues having statewide or multi-regional significance to assist in reducing urban transportation needs, improving transit service, strengthening the economy, promoting equity, and protecting the environment. |
| Transit Technical Planning Assistance | Fund public and intermodal transportation planning studies in rural transit areas of California (transit service area with population of 100,000 or less). |
| Continuum of Care/Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) | Funding through the HEARTH Act of 2009 to provide necessary resources for development of programs to assist homeless and families. |
| <i>LOCAL PROGRAMS</i> | |
| Single Family Housing Bond Program | Bonds issued to local lenders and developers so that below market interest rate loans can be issued to first-time homebuyers. |
| Multi-Family Mortgage Revenue Bonds | Bonds may be issued and used to fund programs for construction and rehabilitation of affordable multi-family housing. |
| <i>PRIVATE RESOURCES</i> | |
| Federal Home Loan Bank Affordable Housing Program | Provides grants or subsidized interest rate loans for purchase, construction and/or rehabilitation of owner-occupied housing by or lower- and moderate income households and/or to finance the purchase, construction or rehabilitation of rental housing. |
| Federal National Mortgage Association (Fannie Mae) Programs | Provides low down payment mortgage to help first-time buyers purchase a home. |
| Federal Home Loan Mortgage Corporation (Freddie Mac) Affordable Gold Program | Provides mortgages with as little as 3% down payments. |

| TABLE 3-12 SUMMARY OF FINANCIAL RESOURCES FOR HOUSING | |
|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FUNDING SOURCE | DESCRIPTION |
| California Community Reinvestment Corporation (CCRC) | Provides long-term mortgage and bond financing for new construction, acquisition and rehabilitation as well as direct equity investment funds to acquire housing at risk of going to market-rate rents. |
| Low income Housing Fund | Provides financing for low income housing at affordable rates and terms. |

Source: HUD, HCD, LISC, USDA and CCRC.

LOCAL HOUSING RESOURCES

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

Eskaton, Inc.

Eskaton's services include the development of affordable senior housing, assisted living and housing rehabilitation as well as skilled care, home care services, adult day health care, community information and assistance and a telephone reassurance program. Eskaton has been active in Susanville in recent years where it has developed Lassen Manor I – IV totaling 82 apartment units. These apartment complexes provide affordable housing to seniors and persons with disabilities in the community. Eskaton, Inc. does not have any current development planned in Susanville. However, they are open to future development or acquisition within the City and County.

Community Housing Improvement Program, Inc. (CHIP)

CHIP is a non-profit housing developer that has been active in Susanville. CHIP developed 34 single family homes in 2005, as part of its sweat equity program. The homes will be constructed in the Maurino Manor Subdivision in Susanville. The single family homes will be built using the USDA's Mutual Self-Help Housing Program. The single family homes, which will be developed in part using the "sweat equity" of the future residents, will be affordable to lower-income households in Susanville.

Rural Community Assistance Corporation (RCAC)

The Rural Community Assistance Corporation is one of the major funding sources for the

development and rehabilitation of affordable housing in the northern counties. As a certified Community Development Financial Institution (CDFI), RCAC provides financing to non-profits and public agencies for housing affordable to lower income households, community facilities and water and wastewater systems. RCAC Housing Services has three areas of emphasis: farm worker housing, self-help housing and Community Housing Development Organizations (CHDOs). RCAC, which is located in West Sacramento, has funded affordable housing projects in many rural northern counties, including Plumas, Colusa, Shasta and Tehama, among others. In other counties, RCAC has funded projects that combine housing with supportive services such as health and child care.

ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in the City of Susanville. Energy conservation improvements offer the most viable means of addressing high-energy costs. The objective of energy conservation efforts directed towards new development should be the maximum feasible use of passive or natural cooling and lighting.

A variety of energy conservation opportunities are available in the City of Susanville for housing construction and rehabilitation. These can be categorized as: green rating systems; new construction programs; rehabilitation programs; and local programs and partnerships. The resources available in each of these categories are described below.

For new construction, additions and some remodeling jobs, Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an "energy budget." The housing industry must meet these standards and the City is responsible for enforcing the energy conservation regulations through the building permit process. In addition, the Green Rating System can be used results in construction which exceeds Title 24 requirements. Its use should be encouraged by the City for new projects and required for projects in which the City is involved. Green rating systems offer ways to measure the overall energy efficiency and sustainability of buildings. Developers use the green rating systems as a way to measure operational cost efficiency and market their product to potential tenants and the community at large. The green rating systems not only encourage energy efficiency, but also healthier living environments for residents, waste reduction, sustainable materials, optimal housing location and quality design. The three most widely used green rating systems for housing are described below.

Build It Green (www.builditgreen.org)— is a Bay Area nonprofit with a mission to promote healthy, energy- and resource-efficient building practices in California. Nearly 15,000 homes have used their Green Point Rated system statewide. Scoring categories include: energy efficiency; resource conservation; indoor air quality; water conservation; and community. Community includes proximity to transportation, bicycle and pedestrian access, and safety.

LEED (www.usgbc.org/leed)— the most widely recognized green building accreditation system, developed by the U.S. Green Building Council. LEED accreditation is the most rigorous of the residential rating systems, and projects can achieve varying levels depending on the extent of green characteristics, including “Certified”, “Silver”, “Gold” and “Platinum”. Scoring categories include: sustainable sites; water efficiency; energy & atmosphere; materials & resources; and indoor environmental quality.

Enterprise Green Communities (<http://www.enterprisecommunity.com>) — developed by the Enterprise Foundation to encourage green building in affordable housing. Grants are available to help participants achieve certification. Scoring categories include: integrative design; location and neighborhood fabric; site improvements; water conservation; energy

In terms of older housing there are a number of methods available to decrease their energy demand, all of which fall under the general label of “retrofit” or “weatherization.” Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating-air conditioning ducts and hot water heaters; weather stripping and caulking; storm windows; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. Beyond building alterations, property owners can reduce energy costs by installing and maintaining landscaping that provides summer shading and allows winter sun to residential structures.

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

Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south facing windows and moderate insulation levels.
- Higher levels of insulation than what is previously required, but not requiring thermal mass or window orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing

requirements.

- Active solar photovoltaic electricity generation

Additionally, the local electric utility company Lassen Municipal Utility District (LMUD) has some energy efficiency programs. LMUD is a publicly-owned utility created by voters in 1986. It provides electrical service to approximately 10,500 customers in Lassen County. The service area extends across south central Lassen County, including the City of Susanville, Eagle Lake and Westwood. LMUD has implemented Public Benefit Programs, which mainly consist of energy crisis assistance for low income ratepayers and community projects such as grants for upgrading lighting, insulation, windows and other conservation measures.

The following are programs offered:

- Energy Conservation Assistance Program: ECAP - provides rate assistance, with an emphasis on energy conservation, to low-income LMUD customers.
- Residential Energy Efficiency Rebates - provides rebates to LMUD customers on a variety of EnergyStar Appliances, energy efficient Marathon electric water heaters and energy efficient air source and ground source heat pumps.
- SmartBuilt Home Program - provides incentives to home owners or contractors to build energy efficient homes or to retro-fit existing homes.

The Lassen Municipal Utility District also plans to offer commercial lighting rebates, energy audits for small business customers and the SmartBuilt Manufactured Home Program.

The City of Susanville does not currently impose any stricter energy conservation standards than required by Title 24. To encourage alternative energy saving efforts, the City proposes two implementation measures regarding energy conservation that pertain to residential development. **Table 3-13** lists these measures, along with their implementation.

Fort new construction

Build It Green (www.builditgreen.org)— is a Bay Area nonprofit with a mission to promote healthy, energy- and resource-efficient building practices in California. Nearly 15,000 homes have used their Green Point Rated system statewide. Scoring categories include: energy efficiency; resource conservation; indoor air quality; water conservation; and community. Community includes proximity to transportation, bicycle and pedestrian access, and safety.

LEED (www.usgbc.org/leed)— the most widely recognized green building accreditation system, developed by the U.S. Green Building Council. LEED accreditation is the most rigorous of the residential rating systems, and projects can achieve varying levels

depending on the extent of green characteristics, including “Certified”, “Silver”, “Gold” and “Platinum”. Scoring categories include: sustainable sites; water efficiency; energy & atmosphere; materials & resources; and indoor environmental quality.

Enterprise Green Communities (<http://www.enterprisecommunity.com>) — developed by the Enterprise Foundation to encourage green building in affordable housing. Grants are available to help participants achieve certification. Scoring categories include: integrative design; location and neighborhood fabric; site improvements; water conservation; energy

| TABLE 3-13 RESIDENTIAL ENERGY CONSERVATION IMPLEMENTATION MEASURES | |
|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MEASURE | IMPLEMENTATION |
| Provide information for the public on energy conserving measures for new residences and for renovations and additions. | The Building Official does not have a formal information program, but does make information available upon request. Public information will be a program for the planning period. |
| Provide informational hand outs to encourage drought-tolerant and water-conserving landscaping. | The City will amend the landscaping section of Zoning Ordinance to encourage xeriscapes and use of inert materials where landscaping is required |

CITY'S OF SUSANVILLE HOUSING ELEMENT

SECTION FOUR:

REVIEW OF PAST HOUSING ELEMENT

This section includes an evaluation of the effectiveness of the 2009-2014 Housing Element, the progress in implementation and the continued appropriateness of the goals, objectives and policies of the Element. The section also includes a detailed review of the City's progress toward facilitating the production of its share of the regional housing need.

PROGRESS AND EFFECTIVENESS OF THE PREVIOUS HOUSING ELEMENT

The 2009 Housing Element program strategy focused on the accomplishment of goals and policies and implementation of action programs in the following four categories:

- Provision of new housing;
- Preservation of existing housing and neighborhoods;
- Reduction of housing costs; and,
- Improvement of housing conditions for special needs groups.

The City of Susanville Housing Element 2009-2014 contained nine goals, 22 policies and 28 action programs, which are listed in **Table 4-2**.

The table identifies the Agency responsible for implementing the program and lists specific accomplishments since 2009. The Task Force Committee and general public reviewed the goals and evaluated the accomplishments. The Committee then determined whether or not the action program had been successful, and made recommendations on keeping the policy as-is, eliminating it, or modifying the action program for the 2014-2019 Housing Element. Recommended modifications are listed in the right column, and will be incorporated in the Housing Element Goals, Policies and Programs contained in Chapter 5 of this Element.

2009 HOUSING ELEMENT GOALS and POLICIES

Housing Variety

The City is committed to maintaining a range of housing types to meet the housing needs of all economic segments of the community. This can be accomplished by preserving and increasing the existing supply of rental apartments and mobile home park rental spaces and encouraging the construction of a variety of housing types. Higher value “executive-type” housing Infill development is also encouraged.

GOAL 1 - Provide a range of housing types.

GOAL 2 - Preserve and increase the existing supply of rental apartments.

GOAL 3 - Preserve existing mobile home park spaces and provide opportunities for new mobile home parks.

Policy 1.1: The City shall encourage a mix of housing types, including single-family, multiple-family and mobile homes.

Policy 1.2: Above Moderate Income shall be encouraged to provide opportunities for management and professional personnel of businesses locating or expanding in Susanville to live in the City and make Susanville more attractive to industry.

Policy 1.3: The construction of housing on vacant (infill) land shall be encouraged.

Policy 1.4: Ensure that adequate residentially zoned land is available to accommodate the City’s fair share of regional housing construction needs.

Policy 1.5: Maintain and conserve the existing supply of low-cost housing.

Policy 1.6: Promote the construction of safe and attractive mobile and modular housing.

Policy 1.7: Promote the location of mobile and modular housing parks near compatible land uses or activities.

Progress in Implementation: The City’s most recent mobile home park was approved in 2008 and the project is located along Johnstonville Road at the end of Nematode Road. The park received State approval for the development plans in February of 2009. The approval was for 125 spaces with 2-year approval life span. The park has not been constructed and all approvals for the park have expired. The property is, however, still zoned MHP allowing for a future mobile home park if there is the demand.

The City has approved a 60-lot manufactured home subdivision for seniors in the Quail Hollow development on Paiute Lane. The City’s Planned Development regulations were used in the approval process, allowing the developer to modify lot sizes as small as 2,200 square feet for detached homes. Infrastructure improvements on this project have been installed, however, due to the lack of demand for housing, this project sits virtually completed but with no housing units developed. Due to the investment in the property this project is the most likely to move forward.

During the 2009 -2014 period the city had no applications for any significant residential projects including tax-credit dependent low income projects. No new low income housing projects applications were received during the 2009-2014 time period.

Residential development in the City was extremely slow during the 2009-2014 time period. In these years the City permitted one triplex, three apartment units that are part of a 15 unit infill project, and three single family dwellings.

| | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | Total DU |
|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------|
| SF | 2 | 2 | 1 | 1 | 1 | | 7 |
| 2 DU | | | | | | | 0 |
| 3 DU | | | | | | | 3 |
| 4 DU | | | | | | | 0 |
| 5+ | | | 1 (phased) | | | 2 Phased | 3 |
| Total | 2 | 2 | 2 | 1 | 1 | 2 | 10 |

During the planning period the City issued very few permits for new residential. The lacks of new construction is related to the 2008 economic crisis and recession aftermath. To compound matters further the City has been experiencing declines in population since 2010, according the State Department of Finance estimates.

Construction on the Lincoln School conversion to develop 15 apartment units, approved in 2006, was started with one unit completed in 2011 and 2 units being started in 2014. The City currently has a vacancy rate of approximately 9.9% making the demand for new housing very low.

HOUSING OPPORTUNITY

The City seeks to provide housing opportunities within the community for people at all economic levels. The City desires that a choice of housing types and locations will be available to all persons regardless of race, sex, cultural origin, age, marital status or physical disability.

Progress in Implementation: See section on Housing Variety and Pages 2-12 to 2-17 for progress report.

GOAL 1: Provide housing opportunities and promote the development of safe, sanitary, and desirable housing for persons of all economic levels.

GOAL 2: Insure a choice of housing types and locations to all persons regardless of race, sex, cultural origin, age, marital status or physical disability.

GOAL 3: Provide the City's fair share of temporary emergency shelter for the homeless and those in need of transitional housing.

GOAL 4: Provide a choice of affordable housing by location, type, price, and tenure.

POLICY 2.1: Continue to pursue governmental programs providing housing assistance and financial incentives for housing developments, and make efforts to stimulate private financing.

POLICY 2.2: Discourage discrimination in the sale, rent, and development of housing in Susanville.

POLICY 2.3: The City or its designee shall insure that occupants of non-market-rate units meet the income restrictions of the development, and that these units are preserved as affordable - even upon change of ownership.

POLICY 2.4: The City shall pursue County, State, and Federal programs that enhance housing opportunities for low- and moderate-income households.

POLICY 2.5: The City supports a free choice in housing.

POLICY 2.6: Large scale commercial and industrial development proposals shall be reviewed to determine housing-related impacts.

POLICY 2.7: The City recognizes the importance of and need for the community to temporarily house the homeless, battered spouses, and others in crisis situations.

HOUSING QUALITY

The presence of housing in good physical condition is important to the community. The City would like to improve the condition of its existing housing stock and enhance the residential quality and character of Susanville. Quality housing requires adequate urban facilities and services. Therefore, the City will support residential development only in those areas where municipal facilities and services are available or will be provided as part of the development. The City will consider extending utilities and services only into the most viable expansion areas and will require development fees sufficient to finance the cost of extending infrastructure and expanding central plants.

Older sections of the community should be maintained and upgraded where necessary. However, the percentage of dwellings occupied by the owners continues to decline from 57.6% in 1990 to 51.5% in 2010. This change in tenure directly affects how dwelling units are maintained and how much money owners are willing to spend on their home/investment. Without a reversal of this trend the City will see quality and maintenance of the housing stock to continue to decline. Unfortunately, the economic horizon for the Lassen County Area currently does not show any promise of significantly changing in the immediate future.

The City will endeavor, through the development approval process, to insure that Susanville's community character, housing quality, and physical and visual environment are improved and that energy-conservation features are incorporated into the design of all new residential developments and homes.

Historically or architecturally important structures, and neighborhoods containing historically architecturally significant homes, will be preserved.

Progress in Implementation: Since 2009 the city has been using CDBG funds for the first time homebuyers program rather than housing rehabilitation projects. This change was a result of the City having excess funds in the program income/revolving loan fund

which must be spent before additional grants can be sought. Three existing tax-credit low income properties totaling 130 dwelling units were completely remodeled/upgraded in the 2009-2014 period. New tax-credit agreements extending the life of these units as low income units a minimum of 20 years were executed.

GOAL 1: Improve the condition of the City's existing housing.

GOAL 2: Enhance the residential quality and character of Susanville.

POLICY 3.1: Promote efficient and environmentally sensitive residential development.

POLICY 3.2: The City shall encourage cooperation from local lending institutions for financing improvements to older structures.

POLICY 3.3: The City shall continue and, if possible, expand its housing rehabilitation program.

POLICY 3.4: The selective rehabilitation of non-conforming housing shall be permitted and encouraged.

POLICY 3.5: The City shall endeavor, through the development approval process, to insure that Susanville's community character and housing quality are maintained and improved.

POLICY 3.6: Housing in the city shall be maintained and improved to meet or exceed current health, safety, and fire standards.

**Table 4-2
2009 Housing Element Action Program Status**

| POLICY/ ACTION # | POLICY/ACTION | RESPONSIBLE AGENCY | ACCOMPLISHMENTS SINCE 2009 | HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 2009 – WHY? | KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT? | HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES) |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| HOUSING VARIETY | | | | | | |
| Action Program 1.1: | Conduct an inventory of available land and its holding capacity in conjunction with the regular update of the Housing Element to ensure that sufficient land exists to meet the needs of a range of household types. | Community Development Division | A VACANT LAND SURVEY WAS CONDUCTED IN 2012 AND UPDATED IN 2014 FOR THE 2014-2019 HOUSING ELEMENT AND NO CHANGE HAS OCCURRED IN THE INVENTORY | <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral Why? No residential development has occurred within the City since the last inventory was conducted in 2012. No land has been developed in the last 5 years so the previous inventory has not changed nor has land been rezoned. | <input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy | NO CHANGE. |
| Action Program 1.2: | Prepare a survey of vacant land or under-utilized potential infill sites within the city and keep track over the planning period of the amount of infill development that occurs on | Community Development Division | AN INVENTORY HAS BEEN PREPARED HOWEVER THE DEMAND FOR NEW HOUSING INFILL OR OTHERWISE IS SO LOW THAT THERE IS NO NEED TO ACTIVELY | <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral Why? No demand for new housing existed during the planning period and the need to | <input type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input checked="" type="checkbox"/> Modify Policy | MODIFY TO REMOVE THE REQUIREMENT TO POST ON CITY'S WEBSITE |

Table 4-2
2009 Housing Element Action Program Status

| POLICY/ ACTION # | POLICY/ACTION | RESPONSIBLE AGENCY | ACCOMPLISHMENTS SINCE 2009 | HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 2009 – WHY? | KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT? | HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES) |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| | those sites. To promote and encourage infill development the survey shall be posted on the city's website and made available to builders. Infill sites will be defined as vacant lots on streets where water and sewer services are readily available and most of the lots in the area are developed. | | PROMOTE IT | promote it was not needed. | | |
| Action Program 1.3: | The City shall amend its Zoning Code to add density bonuses for residential development in conformance with State law. | City Council, Planning Commission and Community Development Division | COMPLETED. DENSITY BONUS PROVISIONS HAVE BEEN ADDED TO THE ZONING CODE. | X Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral Why? The Action Program was completed. | <input type="checkbox"/> Keep Policy X Eliminate Policy <input type="checkbox"/> Modify Policy | N/A |
| Action Program 1.4: | The Zoning Code shall be modified to increase the allowable density in the R-3 zone district to 15 dwelling units per acre to encourage development in these zoned areas. | City Council, Planning Commission and City Community Division | COMPLETED THE ZONING CODE CHANGE. | X Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral Why? The proposed changes were made to the City's zoning code. | <input type="checkbox"/> Keep Policy X Eliminate Policy <input type="checkbox"/> Modify Policy | ACTION PROGRAM COMPLETE. |

**Table 4-2
2009 Housing Element Action Program Status**

| POLICY/ ACTION # | POLICY/ACTION | RESPONSIBLE AGENCY | ACCOMPLISHMENTS SINCE 2009 | HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 2009 – WHY? | KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT? | HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES) |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| Action Program 1.5: | The Zoning Code shall be modified to remove constraints that discourage 2nd units in single family zone districts such as allowing two-story accessory structures with a use permit (instead of a variance) and other identified constraints | City Council, Planning Commission and Community Development Division | NOT COMPLETED. | <input type="checkbox"/> Successful <input checked="" type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral Why? This program not needed to promote second dwelling unit development. With a 9.9% vacancy rated there isn't a demand for second dwelling units. The City has not had an inquiry for a second dwelling unit in the past three years that would have benefited from the proposed change. | <input type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input checked="" type="checkbox"/> Modify Policy | AMEND THE POLICY TO INITIATE CODE CHANGE WHEN THE VACANCY RATE IN THE CITY IS 6% OR LESS. |
| Action Program 1.6: | The Zoning Code shall be modified to remove the requirement for a use permit for structures having more than 12 attached dwellings in the R-4 zone. A use permit will still be required for projects that request exceptions to the | City Council, Planning Commission and Community Development Division | CODE WAS AMENDED TO ALLOW MORE THAN 12 ATTACHED DWELLING UNITS AS AN ALLOWED USE. | <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral Why? The City amended the zoning code to incorporate this action program. | <input type="checkbox"/> Keep Policy <input checked="" type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy | ACTION PROGRAM COMPLETE. |

Table 4-2
2009 Housing Element Action Program Status

| POLICY/ ACTION # | POLICY/ACTION | RESPONSIBLE AGENCY | ACCOMPLISHMENTS SINCE 2009 | HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 2009 – WHY? | KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT? | HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES) |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| | City's multi-family development standards. | | | | | |
| Action Program 1.7: | The City will monitor request for use permits to develop multifamily structures (4 or more attached units) in the R-3 zoning district over the next reporting period to determine if the use permit imposed a barrier to developing multi-family dwellings in the City. | Community Development Division | DEVELOPMENT WAS MONITORED AND NO REQUESTS FOR USE PERMITS WERE MADE IN THE PAST 3 YEARS. | X Successful □ Unsuccessful □ Neutral Why? Monitoring was completed. | X Keep Policy □ Eliminate Policy □ Modify Policy | KEEP POLICY TO CONTINUE MONITORING THE R-3 ZONING FOR CONSTRAINTS. |
| Action Program 1.8: | The City amend the City zoning code to provide for mobile home parks in the R-1, R-2, R-3 and R-4 zones subject to a use permit. | Community Development Division | ACTION PROGRAM COMPLETED. | X Successful □ Unsuccessful □ Neutral Why? Action Program completed | □ Keep Policy X Eliminate Policy □ Modify Policy | THE CITY HAS MET THIS POLICY AND CAN NOW ELIMINATE IT FROM THE DOCUMENT. |
| HOUSING OPPORTUNITY | | | | | | |
| Action Program 2.1: | The City shall continue to support and operate the Susanville Community | City Council, Planning Commission and | THE CITY HAS APPLIED FOR CDBG FUNDS FOR HOUSING | X Successful □ Unsuccessful □ Neutral | X Keep Policy □ Eliminate Policy □ Modify Policy | KEEP OR MODIFY POLICY AS NEEDED TO OPERATE AN ACTIVE |

**Table 4-2
2009 Housing Element Action Program Status**

| POLICY/ ACTION # | POLICY/ACTION | RESPONSIBLE AGENCY | ACCOMPLISHMENTS SINCE 2009 | HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 2009 – WHY? | KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT? | HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES) |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| | Development Division and an active housing program. The City shall annually apply for State, Federal, CDBG and other housing assistance programs as administrative capabilities allow. Housing assistance goals and priorities shall be established and maintained through the Housing Element of the General Plan. | Community Development Department | REHABILITATION AS THOSE FUNDS ARE AVAILABLE AND AS THE CITY QUALIFIED THE LAST GRANT (#04-STBG-1968) FOR \$1,000,000 EXPIRED ON 12-31-08. | Why? No explanation needed. | | HOUSING PROGRAM IN THE CITY DURING THE PLANNING PERIOD. |
| Action Program 2.2: | The City shall expend CDBG funds currently intended for city wide programs and shall expend future CDBG funds targeted for city-wide programs in a timely manner and prioritize funds for extremely low income households whenever possible. | City Council and Administration Department | PARTILLY ACCOMPLISHED. THE CITY HAS NOT EXPENDED ALL OF THE FUNDS FROM THE LAST GRANT PROGRAM. APPLICATION FOR NEW FUNDING WILL BE MADE WHEN CITY IS ELIGIBLE. | <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral Why? Program was marginally successful but there are still some unexpended funds that need to be spent before new funding can be applied for. | <input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy | KEEP OR MODIFY PROGRAM AS NEEDED TO ADDRESS NEEDS OF CITY TARGET INCOME GROUPS. |
| Action | The City shall continue its | Community | THE CITY HAS FOLLOWED | <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful | <input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy | NO CHANGE |

Table 4-2
2009 Housing Element Action Program Status

| POLICY/ ACTION # | POLICY/ACTION | RESPONSIBLE AGENCY | ACCOMPLISHMENTS SINCE 2009 | HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 2009 – WHY? | KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT? | HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES) |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Program 2.3: | program of disseminating information to the public regarding state and federal laws which prohibit discrimination in housing. In addition, the Community Development Division secretary shall be designated to receive and refer housing discrimination complaints to the appropriate state and federal enforcement agencies, to distribute information to the public and to provide the tenants' rights handbook. The city will cooperate with local, state and federal agencies that investigate claims of discrimination. | Development Division | THIS PROGRAM THROUGHOUT THE PLANNING PERIOD. NO DISCRIMINATION COMPLAINTS WERE FILED. TENANT'S RIGHTS HANDBOOKS ARE DISEMINATED AS REQUESTED OR AS COMPLAINTS ARE MADE. | <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral | <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy | |
| Action Program 2.4: | As funding and staff resources allow, apply for any type of available funding to assist, if necessary, in providing infrastructure | City Council, City Administration Department | NONE | <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral Why? Limited staff resources restricts the ability of the City to | <input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy | AS FUNDING ALLOWS, THE CITY WILL CONTINUE TO PURSUE FUNDING SOURCES FOR ALL TYPES OF HOUSING PROGRAMS |

Table 4-2
2009 Housing Element Action Program Status

| POLICY/ ACTION # | POLICY/ACTION | RESPONSIBLE AGENCY | ACCOMPLISHMENTS SINCE 2009 | HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 2009 – WHY? | KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT? | HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES) |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | improvements or other types of financial assistance for developments, which provide a substantial amount of non-market-rate housing and leverage these subsidies. | Administration Department. | NONE | <p>pursue financial assistance. The City does not administer an active housing development program. Housing development is dependent on private developers throughout the City. Currently, the high vacancy rate and stagnant population growth is impeding new housing development</p> <p><input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral</p> <p>Why? At the time the City wrote this policy there were several multi-family properties that were coming eligible to convert to market rate housing. Those complexes have since obtained new USDA loans and entered into new contracts to</p> | <p><input type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input checked="" type="checkbox"/> Modify Policy</p> | <p>THOUGH THE FOCUS FOR THE NEXT PERIOD WILL BE WITH THE FIRST TIME HOME BUYERS AND HOUSING REHABILITATION PROGRAMS</p> <p>THE CITY WILL CONTINUE TO MONITOR THE TWO APARTMENT COMPLEXES THAT ARE ELLIGIBLE FOR PRE-PAYMENT CONVERSION. THE REQUIREMENTS FOR HAVING FIRST RIGHT OF REFUSAL AGREEMENTS AND SEEKING OUT POSSIBLE FUTURE PURCHASERS</p> |
| Action Program 2.5 | Continue to Monitor the status of at-risk housing units and inform agencies that may be able to pursue purchase of such units. Notify the agency or agencies established in the following program when at-risk units are identified within the City. Post the city's inventory of at-risk units on the city's website and provide a link to the California Housing | Administration Department. | NONE | <p><input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral</p> <p>Why? At the time the City wrote this policy there were several multi-family properties that were coming eligible to convert to market rate housing. Those complexes have since obtained new USDA loans and entered into new contracts to</p> | <p><input type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input checked="" type="checkbox"/> Modify Policy</p> | <p>THE CITY WILL CONTINUE TO MONITOR THE TWO APARTMENT COMPLEXES THAT ARE ELLIGIBLE FOR PRE-PAYMENT CONVERSION. THE REQUIREMENTS FOR HAVING FIRST RIGHT OF REFUSAL AGREEMENTS AND SEEKING OUT POSSIBLE FUTURE PURCHASERS</p> |

**Table 4-2
2009 Housing Element Action Program Status**

| POLICY/ ACTION # | POLICY/ACTION | RESPONSIBLE AGENCY | ACCOMPLISHMENTS SINCE 2009 | HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 2009 – WHY? | KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT? | HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES) |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>Partnership's list of Affordable Housing at Risk of Conversion website. The City will also facilitate First Right of Refusal agreements by providing links on the city's website to California Government Code Sections 65863.10 and 65863.11 describing federal noticing requirements for landowners submitting Intent to Pre-pay or Opt-out Notices for federally funded housing within the City. Also included on the website will be a list of qualified entities interested in participating in and Offer of Opportunity to Purchase/First Right of Refusal Program as defined in Government Code Section 65863.11. The list will be updated in conjunction with periodic updates of the city's</p> | | <p>keep the housing for low income population.</p> | | | <p>IS AN EXERCISE THE CITY DOESN'T HAVE STAFFING FOR WHEN THE CHANCES OF SUCCESSFUL PRE-PAYMENT OPT-OUT IN THE SUSANVILLE ARE IS EXTREMELY UNLIKELY GIVEN THE LOW INCOME DEMOGRAPHICS</p> |

**Table 4-2
2009 Housing Element Action Program Status**

| POLICY/ ACTION # | POLICY/ACTION | RESPONSIBLE AGENCY | ACCOMPLISHMENTS SINCE 2009 | HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 2009 – WHY? | KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT? | HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES) |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Housing Element. Upon receipt of any federal notifications of intent to Pre-pay or Opt-out, the City will forward the notification to the entities on the list. | | | | | |
| Action Program 2.6: | Continue to target CDBG weatherization, and when available, rehabilitation funds to support rental housing units for extremely low, very low and low income renters. | City Administration Department. | THE CITY STILL HAS PROGRAM INCOME FROM THE LAS GRANT RECEIVED WHICH MUST BE EXPENDED BEFORE NEW GRANT APPLICATIONS CAN BE APPROVED | <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral Why? Although the grant was applied for it was not awarded to the City and the low income housing project did not receive tax credit funding. | <input type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input checked="" type="checkbox"/> Modify Policy | THE CITY WILL CONTINUE TO SEEK AVAILABLE FUNDING THROUGH ANY SOURCE TO ASSIST DEVELOPMENTS THAT PROVIDE NON-MARKET RATE HOUSING FOR LOW INCOME PERSONS. |
| Action Program 2.7: | Amend the Zoning Ordinance to identify an appropriate zoning district(s) in the City in which emergency shelters could be developed without use permits or other discretionary actions and provide standards and | City Council, Planning Commission and Community Development Division | ACCOMPLISHED. EMERGENCY SHELTERS ARE NOW AN ALLOWED USE IN THE PUBLIC FACILITIES (PF) ZONING DISTRICT AND A NEW SECTION ADDED TO THE ZONING CODE TO PROCESS REASONABLE | <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral Why? Zoning code was amended to implement the Action Program. | <input type="checkbox"/> Keep Policy <input checked="" type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy | NO LONGER NEEDED |

**Table 4-2
2009 Housing Element Action Program Status**

| POLICY/ ACTION # | POLICY/ACTION | RESPONSIBLE AGENCY | ACCOMPLISHMENTS SINCE 2009 | HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 2009 – WHY? | KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT? | HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES) |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| | <p>procedures for the reasonable accommodation of such projects. Such uses are probably appropriate in the PF zone district.</p> | | <p>ACCOMMODATION REQUESTS.</p> | | | |
| Action Program 2.8: | <p>Amend the Zoning Ordinance to permit Transitional and Supportive Housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Update the definition of Transitional Housing and Supportive Housing to meet Health and Safety Code definitions.</p> | <p>City Council, Planning Commission and Community Development Division</p> | <p>ZONING CODE HAS BEEN AMENDED TO DEFINE TRANSITIONAL AND SUPPORTIVE HOUSING AS A RESIDENTIAL USE.</p> | <p>X Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral Why? Zoning code was amended to implement the Action Program.</p> | <p><input type="checkbox"/> Keep Policy <input checked="" type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy</p> | <p>NO LONGER NEEDED.</p> |
| Action Program 2.9: | <p>In response to SB 520, the City will make dwellings adaptable and accessible for disabled persons by assigning funding priority, where feasible, to housing rehabilitation cases in which accessibility</p> | <p>Community Development Division, City Administration</p> | <p>NO HOUSING REHABILITATION PROJECTS HAVE BEEN UNDERTAKEN BY THE CITY, HOWEVER, PRIVATE PROJECTS WHERE REMODELING HAS OCCURRED HAVE BEEN</p> | <p><input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral Why? Until there is an opportunity for the City to have active participation in a housing rehabilitation</p> | <p><input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy</p> | <p>NO CHANGES.</p> |

**Table 4-2
2009 Housing Element Action Program Status**

| POLICY/ ACTION # | POLICY/ACTION | RESPONSIBLE AGENCY | ACCOMPLISHMENTS SINCE 2009 | HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 2009 -- WHY? | KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT? | HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES) |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| | <p>improvements are planned, and where such improvements are the only ones necessary. The City shall also continue to enforce ADA compliance during all permit processes for new construction and rehabilitation.</p> | <p>City Council, Planning Commission and Community Development Division</p> | <p>REQUIRED TO CONFORM TO CURRENT ADA ACCESS STANDARDS.</p> | <p>project this Action Program will be limited to the City enforcing ADA requirements allowed through the building permit process.</p> | <p><input type="checkbox"/> Keep Policy <input checked="" type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy</p> | <p>NO LONGER NEEDED.</p> |
| <p>Action Program 2.10:</p> | <p>Adopt a process to review and address request for reasonable accommodations where an exception to zoning and land-use regulations may affect housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee, subject to approval by the Community Development Director applying following decision-making criteria:</p> <ul style="list-style-type: none"> The request for | <p>City Council, Planning Commission and Community Development Division</p> | <p>THE ZONING CODE WAS AMENDED TO PROVIDE AN ADMINISTRATIVE VARIANCE PROCESS FOR REASONABLE ACCOMMODATION REQUESTS</p> | <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral Why? The City Code was amended to incorporate all of the provisions of the Action Program.</p> | <p><input type="checkbox"/> Keep Policy <input checked="" type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy</p> | <p>NO LONGER NEEDED.</p> |

**Table 4-2
2009 Housing Element Action Program Status**

| POLICY/ ACTION # | POLICY/ACTION | RESPONSIBLE AGENCY | ACCOMPLISHMENTS SINCE 2009 | HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 2009 – WHY? | KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT? | HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES) |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| | <p>reasonable accommodation will be used by an individual with a Disability protected under fair housing laws.</p> <ul style="list-style-type: none"> 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 City. | City Council, Planning Commission, Community Development Division. | The Zoning Code WAS AMENDED TO REDUCE PARKING REQUIREMENTS FOR DISABLED OCCUPANTS AND THE ELDERLY. | <p>X Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input type="checkbox"/> Neutral</p> <p>Why? ACTION PLAN IMPLEMENTED.</p> | <p><input type="checkbox"/> Keep Policy</p> <p>X Eliminate Policy</p> <p><input type="checkbox"/> Modify Policy</p> | NO LONGER NEEDED |
| Action Program 2.11: | Amend the off-street parking requirement of the Zoning Code to include reduced parking provisions for housing projects that include units for disabled occupants. | City Council, Planning Commission, Community Development Division. | The Zoning Code WAS AMENDED TO REDUCE PARKING REQUIREMENTS FOR DISABLED OCCUPANTS AND THE ELDERLY. | <p>X Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input type="checkbox"/> Neutral</p> <p>Why? ACTION PLAN IMPLEMENTED.</p> | <p><input type="checkbox"/> Keep Policy</p> <p>X Eliminate Policy</p> <p><input type="checkbox"/> Modify Policy</p> | NO LONGER NEEDED |

Table 4-2
2009 Housing Element Action Program Status

| POLICY/ ACTION # | POLICY/ACTION | RESPONSIBLE AGENCY | ACCOMPLISHMENTS SINCE 2009 | HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 2009 – WHY? | KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT? | HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES) |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Action Program 2.12: | Establish a Memorandum of Understanding (MOU) with Susanville Sanitary District establishing steps to insure that projects with affordable housing units receive priority sewer service. | City Council, Administration Department and Community Development Division | NONE. | <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral Why? The City has not had any application for any affordable housing units. The reality is that development in the City in never so busy that an MOU would not result in any project receiving sewer service faster than without the MOU. | <input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy | KEEP POLICY AND IMPLEMENT IT EVEN THOUGH IT WOULD NOT RESULT IN AN AFFORDABLE HOUSING PROJECT RECEIVING SEWER SERVICE ANY FASTER DUE TO THE VERY LOW NUMBER OF PROJECTS PROCESSED IN A YEAR IN SUSANVILLE. |
| Action Program 2.13: | Amend the City's request for water service permits application to identify if the water service will serve affordable housing units. If the affordable housing units are involved that permit request for water service shall receive priority review from the City's Department of Public Works. | Community Development Division, Department of Public Works | NONE | <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral Why? The City hasn't had any applications for affordable housing units. The reality is that development in the City is very limited, an affordable housing project would not | <input type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input checked="" type="checkbox"/> Modify Policy | MODIFY POLICY TO HAVE PLANNING STAFF NOTIFY THE PUBLIC WORKS DEPARTMENT OF ANY AFFORDABLE HOUSING PROJECTS AND DIRECT THEM TO PROVIDE PRIORITY PROCESSING OF WATER SERVICE CONNECTIONS. |

Table 4-2
2009 Housing Element Action Program Status

| POLICY/ ACTION # | POLICY/ACTION | RESPONSIBLE AGENCY | ACCOMPLISHMENTS SINCE 2009 | HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 2009 – WHY? | KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT? | HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES) |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| | | | | receive service any faster with the priority review. | | |
| Action Program 2.14: | Support the rehabilitation of suitable structures to single room occupancy units by providing available grant funding or other financial assistance opportunities when projects are brought to the City. | City Council, Planning Commission, Community Development Division, | NONE | <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral Why? The City hasn't had any applications for single room occupancy projects in the last 5 years. | <input checked="" type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input type="checkbox"/> Modify Policy | KEEP POLICY AND IMPLEMENT IT AS PROJECTS ARE PROPOSED. |
| HOUSING QUALITY | | | | | | |
| Action Program 3.1: | Identify areas with housing suitable for rehabilitation and apply for CDBG funds and other State and Federal loans and grants that may become available for housing rehabilitation. | Community Development Division, City Council | NONE | <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral Why? The City has had few application for rehabilitation money due to restrictions imposed by current guidelines. In addition, the identification of areas isn't key to this | <input type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input checked="" type="checkbox"/> Modify Policy | Modify policy to make funding available to a broader range of rehabilitation projects by updating the City's Program Guidelines. |

Table 4-2
2009 Housing Element Action Program Status

| POLICY/ ACTION # | POLICY/ACTION | RESPONSIBLE AGENCY | ACCOMPLISHMENTS SINCE 2009 | HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 2009 – WHY? | KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT? | HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES) |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Action Program 3.2: | Continue code enforcement and maintenance of neighborhoods through community clean-up programs. The City shall also continue its energy conservation and weatherization efforts for residential development. The City also supports the maximum utilization of federal, state and local programs, which assist homeowners in providing energy conservation measures. | Community Development Division | CITY HAS PROPOSED ADDITIONAL CODE CHANGES TO REQUIRE PROPERTY MAINTENANCE STANDARDS. | <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral Why? The changes to the code have not yet been adopted. | <input type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input checked="" type="checkbox"/> Modify Policy | THE POLICY AS WRITTEN COVER TWO DIFFERENT ACTIONS IT SHOUL BE SPLIT INTO 2 ACTION PROGRAMS. |
| Action Program 3.3: | Encourage alternative energy conservation measures by ensuring the City's building codes for solar construction are current and by having solar | Community Development Division | THE CITY HAS ADOPTED THE 2013 BUILDING CODE WHICH INCLUDE CURRENT ENERGY EFFICIENCY REQUIREMENTS | <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral Why? | <input type="checkbox"/> Keep Policy <input type="checkbox"/> Eliminate Policy <input checked="" type="checkbox"/> Modify Policy | ELIMINATE REQUIREMENT FOR SOLAR DESIGN INFO. CITY HAS HAD NO INQUIRIES AND INFORMATION IS |

**Table 4-2
2009 Housing Element Action Program Status**

| POLICY/ ACTION # | POLICY/ACTION | RESPONSIBLE AGENCY | ACCOMPLISHMENTS SINCE 2009 | HAS THIS BEEN A SUCCESSFUL ACTION/POLICY FROM 2009 – WHY? | KEEP, ELIMINATE OR MODIFY THE ACTION/POLICY FOR THE NEW HOUSING ELEMENT? | HOW WOULD YOU EDIT THE ACTION/POLICY TO MAKE IT MORE SUCCESSFUL? (EXAMPLES) |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| | design information available to the public. | | | | | READILY AVAILABLE ON INTERNET. |
| Action Program 3.4: | Provide information for the public on energy conserving measures for new residences and for renovations and additions. | Community Development Division | THE CITY HAS TWO HANDOUTS AVAILABLE "ENERGY-EFFICIENT NEW CONSTRUCTION" AND "ENERGY SAVER GUIDE" | X Successful □ Unsuccessful □ Neutral Why? Action Program met. | □ Keep Policy X Eliminate Policy □ Modify Policy | N/A |
| Action Program 3.5: | Provide informational handouts to encourage drought-tolerant and water-conserving landscaping. | Community Development Division | THE CITY HAS A HANDOUTS AVAILABLE LISTING DROUGHT TOLERANT PLANTS SUITABLE FOR THE LOCAL CLIMATE. | X Successful □ Unsuccessful □ Neutral Why? Action Program met. | □ Keep Policy X Eliminate Policy □ Modify Policy | N/A |
| Action Program 3.6: | Update the City's Safety Element to reflect that the City has a floodplain management ordinance that has been approved by FEMA. | Community Development Division | IN 2013 THE CITY UPDATED THE FLOODPLAIN MANAGEMENT ORDINANCE TO CONFORM TO FEMA REQUIREMENTS. THE GENERALPLAN, HOWEVER WASNOT UPDATED AT THAT TIME. | □ Successful □ Unsuccessful X Neutral Why? Action Program not completed due to a lack of staff time. | X Keep Policy □ Eliminate Policy □ Modify Policy | KEEP POLICY AND IMPLEMENT CONCURRENTLY WITH THE ADOPTION OF THIS DOCUMENT |

During the 2009-2014 period the City of Susanville was assigned a share of the regional housing need that totaled 705 units. **Table 4-3** shows the City's share of the regional housing need by income category for that period.

| TABLE 4-3 REGIONAL HOUSING NEEDS ALLOCATION (2009 - 2014) CITY OF SUSANVILLE | | |
|---------------------------------------------------------------------------------------------|---------------|----------------|
| INCOME GROUP | NUMBER | PERCENT |
| Very Low | 171 | 24.30% |
| Low | 111 | 15.70% |
| Moderate | 129 | 18.30% |
| Above Moderate | 294 | 41.70% |
| Total* | 705 | 100.0% |

Source: HCD, Regional Housing Needs Plan, 2009.

As shown in **Table 4-1** there were a total of 10 units built from 2009 to 2014, which amounted to 1.4% percent of the City's total allocation. Of the development that did occur, the City saw mostly single family dwellings with three apartment units as part of a building conversion.

Several of the policies in the 2009-2014 Housing Element were successful in meeting their objectives; however, many others were not. The major factors that impacted the City's ability to achieve the objectives of the past Housing Element related to a lack of planning staff, the City's limited financial resources, a relatively static population, and a lack of significant residential construction coupled with limited number of employment opportunities.

SUMMARY OF APPROPRIATENESS

Some of the programs and policies contained in the City's 2009-2014 Housing Element remain relevant and appropriate to address the housing needs of current and future residents. However, given the current 9.9% vacancy rate, low population growth projections, and trending increases in renter occupied rather than owner occupied dwellings the housing policies should tend towards focusing on maintaining or improving the quality of the housing stock for the next five years and increasing the percentage of home ownership. The City has an abundance of undeveloped, suitable zoned land to accommodate any imaginable growth that might occur in the next 5 year period. These new measures are contained in the policies and programs outlined in Section Five— Housing Program of this document.

CITY'S OF SUSANVILLE

HOUSING ELEMENT

SECTION FIVE:

2014-2019 GOALS, POLICIES AND PROGRAMS

This chapter describes housing goals, policies, and programs for the City of Susanville. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the community toward the achievement of its goals. Programs are a part of the City's five-year action plan and constitute the City's local housing strategy.

STATE HOUSING GOALS

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

- Provision of new housing;
- Preservation of existing housing and neighborhoods;
- Reduction of housing costs; and,
- Improvement of housing conditions for special needs groups.

HOUSING ELEMENT UPDATE

The City of Susanville's General Plan Housing Element is consistent with and addresses these State goals. The goals, policies and programs of this Housing Element reflect and implement State goals and direction at the community level based upon local and regional needs determined through the Housing Element update process.

Policies and programs from the 2009 Housing Element have been either incorporated herein or updated, otherwise modified, or deleted as necessary to reflect accomplished programs and current needs.

Implementation of programs shall be on a continuous basis unless otherwise noted in the program description. Monitoring will be accomplished on an annual basis primarily through the annual General Plan review process and reported to the City Council.

CITY OF SUSANVILLE 2014-2019 HOUSING ELEMENT GOALS, POLICIES & PROGRAMS

HOUSING VARIETY

Susanville is committed to maintaining a range of housing types to meet the housing needs of all economic segments of the community. This can be accomplished by preserving and increasing the existing supply of rental apartments and mobile home park rental spaces. Higher-value, “executive-type” housing and infill development also are encouraged.

- | | |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Goal 1: | Provide a range of housing types. |
| Goal 2: | Preserve and increase the existing supply of rental apartments. |
| Goal 3: | Preserve existing mobile home park spaces and provide opportunities for new mobile home parks. |
| Policy 1.1: | The City shall encourage a mix of housing types, including single-family, multiple-family and mobile homes. |
| Policy 1.2: | Above Moderate Income shall be encouraged to provide opportunities for management and professional personnel of businesses locating or expanding in Susanville to live in the City and make Susanville more attractive to industry. |
| Policy 1.3: | The construction of housing on vacant (infill) land shall be encouraged. |
| Policy 1.4: | Ensure that adequate residentially zoned land is available to accommodate the City’s fair share of regional housing construction needs. |
| Policy 1.5: | Maintain and conserve the existing supply of low-cost housing. |
| Policy 1.6: | Promote the construction of safe and attractive mobile and modular housing. |
| Policy 1.7: | Promote the location of mobile and modular housing parks near compatible land uses or activities. |

Action Program [1.1]: Identify and maintain an inventory of available land and its holding capacity in conjunction with the regular update of the Housing Element to ensure that sufficient land exists to meet the needs of a range of household types.

Responsible Agency: Community Development Division

Timeframe: On-going

Funding Source: No Additional Funds Required

Quantified Objective: Track land development projects through the 2014-2019 period

Action Program [1.2]: Maintain a survey of vacant land or under-utilized potential infill sites within the city and keep track over the planning period of the amount of infill development that occurs on those sites. A list of vacant and underutilized properties is available at City Hall, Community Development Division.

Responsible Agencies: Community Development Division

Timeframe: On-going

Funding Source: No Additional Funds Required

Quantified Objective: Maintain an infill development map/database and annual updates. Such databases and reports shall be available at City Hall.

Action Program [1.3]: The Zoning Code shall be modified to remove constraints that discourage 2nd units in single family zone districts such as allowing two-story accessory structures with a use permit (instead of a variance) and other identified constraints when the City's residential vacancy rate reaches 6% or less.

Responsible Agencies: Community Development Division

Timeframe: When the City's residential vacancy rate reaches 6% or less.

Funding Source: No Additional Funds Required

| | |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Quantified Objective:</u> | Amend Zoning Ordinance |
| Action Program [1.4]: | The City will monitor request for use permits to develop multifamily structures (4 or more attached units) in the R-3 zoning district over the next reporting period to determine if the use permit imposed a barrier to developing multi-family dwellings in the City. |
| <u>Responsible Agencies:</u> | Community Development Division |
| <u>Timeframe:</u> | On-going |
| <u>Funding Source:</u> | No Additional Funds Required |
| <u>Quantified Objective:</u> | Information to assess current regulations |
| Action Program [1.5]: | Amend the City's zoning code to recognize employee housing as residential use that is treated the same as a single family dwelling. |
| <u>Responsible Agencies:</u> | Community Development Division |
| <u>Timeframe:</u> | Within a year |
| <u>Funding Source:</u> | No Additional Funds Required |
| <u>Quantified Objective:</u> | Amendment of the zoning code |

HOUSING OPPORTUNITY

The City seeks to provide housing opportunities within the community for person's at all economic levels. The City desires that a choice of housing types and locations will be available to all persons regardless of race, sex, cultural origin, age, marital status or physical disability.

GOAL 1: Provide housing opportunities and promote the development of safe, sanitary, and desirable housing for persons of all economic levels.

GOAL 2: Insure a choice of housing types and locations to all persons regardless of race, sex, cultural origin, age, marital status or physical disability.

- GOAL 3:** Provide the City's fair share of temporary emergency shelter for the homeless and those in need of transitional housing.
- GOAL 4:** Provide a choice of affordable housing by location, type, price, and tenure.
- GOAL 5:** Provide housing to meet the needs of the City's disabled population including the developmentally disabled.
- POLICY 2.1:** Continue to pursue governmental programs providing housing assistance and financial incentives for housing developments, and make efforts to stimulate private financing.
- POLICY 2.2:** Discourage discrimination in the sale, rent, and development of housing in Susanville.
- POLICY 2.3:** The City or its designee shall insure that occupants of non-market-rate units meet the income restrictions of the development, and that these units are preserved as affordable – even upon change of ownership.
- POLICY 2.4:** The City shall pursue County, State, and Federal programs that enhance housing opportunities for low-and moderate-income households.
- POLICY 2.5:** The City supports a free choice in housing.
- POLICY 2.6:** Large-scale commercial and industrial development proposals shall be reviewed to determine housing-related impacts.
- POLICY 2.7:** The City recognizes the importance of and need for the community to temporarily house the homeless, battered spouses, and others in crisis situations.
- POLICY 2.8:** The City shall adopt procedures to ensure that proposed developments with housing units affordable to lower income households receive priority water and sewer service.
- Policy 2.9** The City shall seek Federal and State monies, as funding becomes available, in support of housing rehabilitation and construction targeted for persons with disabilities, including developmental disabilities.

Policy 2.10 The City shall reach out to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including developmental disabilities.

Action Program [2.1]: The City shall continue to support and operate the Susanville Community Development Division and an active housing program. The City shall annually apply for State, Federal, CDBG and other housing assistance programs as administrative capabilities allow and/or administer the Program Income/Revolving Loan Fund. Housing assistance goals and priorities shall be established and maintained through the Housing Element of the General Plan.

Responsible Agencies: City Council, Administration and Community Development Division

Timeframe: Annually

Funding Source: RDA, CDBG, HOME

Quantified Objective: Annually apply for State, Federal, CDBG and other housing assistance programs and/or administer Revolving Loan Funds.

Action Program [2.2]: The City shall expend CDBG funds currently intended for city wide programs and shall expend future CDBG funds targeted for city-wide programs in a timely manner and prioritize funds for extremely low income households whenever possible.

Responsible Agencies: City Council, Administration and Community Development Division

Timeframe: Immediate and on going

Funding Source: CDBG funds

Quantified Objective: Completed projects funded with CDBG funds

Action Program [2.3]: The City shall continue its program of disseminating information to the public regarding state and federal laws which prohibit discrimination in housing. In addition, the Community

Development Division secretary shall be designated to receive and refer housing discrimination complaints to the appropriate state and federal enforcement agencies, to distribute information to the public and to provide the tenants' rights handbook. The city will cooperate with local, state and federal agencies that investigate claims of discrimination.

Responsible Agencies: Community Development Division

Timeframe: Continuing

Funding Source: No Additional Funds Required

Quantified Objective: Having informational brochure(s) available

Action Program [2.4]: As funding and staff resources allow, apply for any type of available funding to assist, if necessary, in providing infrastructure improvements or other types of financial assistance for developments, which provide a substantial amount of non-market-rate housing and leverage these subsidies.

Responsible Agencies: City Council, Administration and Community Development Division

Timeframe: On going

Funding Source: CDBG and other grant sources

Quantified Objective: Consultation and coordination of new projects

Action Program [2.5]: Continue to Monitor the status of at-risk housing units and inform agencies that may be able to pursue purchase of such units. Notify the agency or agencies established in the following program when at-risk units are identified within the City. Post the city's inventory of at-risk units on the city's website and provide a link to the California Housing Partnership's list of Affordable Housing at Risk of Conversion website. The City will also facilitate First Right of Refusal agreements by providing links on the city's website to California Government Code Sections 65863.10 and 65863.11 describing federal noticing requirements for landowners submitting Intent to Pre-pay or

Opt-out Notices for federally funded housing within the City. Also included on the website will be a list of qualified entities interested in participating in and Offer of Opportunity to Purchase/First Right of Refusal Program as defined in Government Code Section 65863.11. The list will be updated in conjunction with periodic updates of the city's Housing Element. Upon receipt of any federal notifications of intent to Pre-pay or Opt-out, the City will forward the notification to the entities on the list.

Responsible Agency: Community Development Division

Timeframe: On going and within 1 year of Housing Element approval

Funding Source: CDBG

Quantified Objective: Monitor owners of below-market-rate housing on an annual basis.

Action Program [2.6]: Continue to target CDBG weatherization, and when available, rehabilitation funds to support rental housing units for extremely low, very low and low income renters.

Responsible Agency: Administration and Community Development Divisions.

Timeframe: On going

Funding Source: CDBG rehabilitation funds

Quantified Objective: 5-10 homes weatherized or rehabilitated per year.

Action Program [2.7] In response to SB 520, the City will make dwellings adaptable and accessible for disabled persons, including persons with developmental disabilities, by assigning funding priority, where feasible, to housing rehabilitation cases in which accessibility improvements are planned, and where such improvements are the only ones necessary. The City shall also continue to enforce ADA compliance during all permit processes for new construction and rehabilitation.

Responsible Agencies: Community Development Division, Administration

Timeframe: The City shall apply for funding at least twice during the housing cycle period.

Funding Source: State and Federal funding as available

Quantified Objective: Approved rehab and building projects for 5 dwelling units.

Action Program [2.8] Establish a Memorandum of Understanding (MOU) with Susanville Sanitary District establishing steps to insure that projects with affordable housing units receive priority sewer service.

Responsible Agencies: Community Development Division, Administration

Timeframe: Within one year from adoption of the housing element

Funding Source: No Additional Funds Required

Quantified Objective: Adopt MOU

Action Program [2.9] Amend the City's request for water service permits application to identify if the water service will serve affordable housing units. If the affordable housing units are involved that permit request for water service shall receive priority review from the City's Department of Public Works.

Responsible Agencies: Department of Public Works, Administration

Timeframe: Within one year from adoption of the housing element

Funding Source: No Additional Funds Required

Quantified Objective: Amend permit application, establish priority action

Action Program [2.10] Support the rehabilitation of suitable structures to single room occupancy units by providing available grant funding or other financial assistance opportunities when projects are brought to the City.

Responsible Agencies: Community Development Division, Administration

Timeframe: Within one year from adoption of the housing element

Funding Source: CDBG or other appropriate grant funding available at time of project submittal

Quantified Objective: Develop 5 new SRO unit within the reporting period

HOUSING QUALITY

The presence of housing in good physical condition is important to the community. The City would like to improve the condition of its existing housing stock and enhance the residential quality and character of Susanville. Quality housing requires adequate urban facilities and services. Therefore, the City will support residential development only in those areas where municipal facilities and services are available or will be provided as part of the development. The City will consider extending utilities and services only into the most viable expansion areas and will require development fees sufficient to finance the cost of extending infrastructure and expanding central plants.

Older sections of the community should be maintained and upgraded where necessary. To that end, the City will seek grant funding to enable it to offer low cost rehabilitation loans and will also seek the cooperation of local lending institutions in financing structural improvements. Additionally the City shall provide information to encourage energy conservation in existing and new housing construction.

The City will endeavor, through the development approval process, to insure that Susanville's community character, housing quality, and physical and visual environment are incorporated into the design of all new residential developments and homes. Historically or architecturally important structures, and neighborhoods containing historically architecturally significant homes, will be preserved, where possible.

GOAL 1: Improve the condition of the City's existing housing.

GOAL 2: Enhance the residential quality and character of Susanville.

POLICY 3.1: Promote efficient and environmentally sensitive residential development.

POLICY 3.2: The City shall encourage cooperation from local lending institutions for financing improvements to older structures.

POLICY 3.3: The City shall continue and, if possible, expand its housing rehabilitation program.

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|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| POLICY 3.4: | The selective rehabilitation of non-conforming housing shall be permitted and encouraged. |
| POLICY 3.5: | The City shall endeavor, through the development approval process, to insure that Susanville's community character and housing quality are maintained and improved. |
| POLICY 3.6: | Housing in the City shall be maintained and improved to meet or exceed current health, safety, and fire standards. |
| POLICY 3.7 | In addition to the energy efficiency requirements of Title 24, The City will encourage alternative energy saving measures in residential developments |
| Action Program [3.1]: | Identify areas with housing suitable for rehabilitation and apply for CDBG funds and other State and Federal loans and grants that may become available for housing rehabilitation. |
| <u>Responsible Agencies:</u> | City Council, Administration and Community Development Division |
| <u>Timeframe:</u> | Annually, as funding sources are announced |
| <u>Funding Source:</u> | CDBG funds and other State and Federal loans and grants |
| <u>Quantified Objective:</u> | 5-10 homes rehabilitated each year |
| Action Program [3.2] | Continue code enforcement and maintenance of neighborhoods through community clean-up programs. |
| <u>Responsible Agencies:</u> | Community Development Division (Building Division) and Community Services Department |
| <u>Timeframe:</u> | On going |
| <u>Funding Source:</u> | No Additional Funds Required |
| <u>Quantified Objective:</u> | Provide Clean and well maintained public areas |
| Action Program [3.3] | Continue energy conservation and weatherization efforts for residential development. The City also supports the maximum utilization of federal, state and local programs, which assist homeowners in providing energy conservation measures. |

| | |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <u>Responsible Agencies:</u> | Community Development Division |
| <u>Timeframe:</u> | On going |
| <u>Funding Source:</u> | CDBG grant funding as eligible |
| <u>Quantified Objective:</u> | Increased energy efficiency in residential structures |
| Action Program [3.4] | Update the City's Safety Element to reflect that the City has a floodplain management ordinance that has been approved by FEMA. |
| <u>Responsible Agencies:</u> | Community Development Division |
| <u>Timeframe:</u> | Concurrent with adoption of the 2014-2019 Housing Element |
| <u>Funding Source:</u> | No Additional Funds Required |
| <u>Quantified Objective:</u> | Amended Safety Element |

SUMMARY

The foregoing programs and policies are considered appropriate and desirable to ensure that the community's 2014-2019 Fair Share Housing Allocation shown in Table 5-1 are met in a timely and cost effective manner. Tables 5-2 shows the quantified objectives for special needs housing and the number of units to be constructed, conserved and rehabilitated.

The City intends to apply for CDBG, HOME, Prop 46 and other funds on an annual basis as available and as staff resources allow. Currently the city is only eligible to use its program income funds. The City also anticipates supporting tax credit funding applications for very low-income units during the plan period.

| TABLE 5-1 CITY OF SUSANVILLE RHNA BY INCOME GROUP 2014-2019 | |
|----------------------------------------------------------------------------|-----------|
| Extremely Low (0-30% of median income) | 4 |
| Very Low (30%-50% of median income) | 4 |
| Low (50% to 80%) | 4 |
| Moderate (80% to 120%) | 6 |
| Above Moderate (120%+) | 12 |
| Total | 30 |

Source: Regional Housing Need Allocation Plan, Lassen County

| TABLE 5-2 SUMMARY OF QUANTIFIED OBJECTIVES BY INCOME LEVEL | | | |
|-----------------------------------------------------------------------|---------------------|-----------------------|---------------------|
| Income Levels | Construction | Rehabilitation | Conservation |
| Extremely Low | 1 | 1 | 2 |
| Very Low | 1 | 1 | 2 |
| Low | 1 | 1 | 2 |
| Moderate | 0 | 0 | 0 |
| Above Moderate | 0 | 0 | 0 |
| Total | 3 | 3 | 6 |

Table 5-3 provides a summary of the City’s proposed housing programs.

- * Indicates programs that are carried over from the 2009 Housing Element with no changes.
- ** Indicates programs that are only slightly modified from the 2009 Housing Element.
- *** Indicates new programs

| TABLE 5-3 HOUSING PROGRAM SUMMARY FOR CITY OF SUSANVILLE | | | | | |
|---------------------------------------------------------------------|---------------------------------------------|---------------------------------|---------------|-------------------------|-------------------|
| Program No. | Description | Quantified Objective | Agency | Funding Source | Time Frame |
| **1.1 | Maintain an inventory of available land and | Track developed land during the | CD Division | No extra funds required | On-going |

| TABLE 5-3 HOUSING PROGRAM SUMMARY FOR CITY OF SUSANVILLE | | | | | |
|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------------------------------------------------|-------------------------|-----------------------|
| Program No. | Description | Quantified Objective | Agency | Funding Source | Time Frame |
| | its holding capacity in Susanville too meet the needs of a range of household types. | 2014-2019 period | | | |
| **1.2 | Prepare a survey of vacant land or under-utilized potential infill sites within the city and keep track over the planning period | Maintain an infill development map and database | CD Division | No extra funds required | On-going |
| **1.3 | Remove constraints that discourage 2 nd unit housing. | Amend Zoning Ordinance | CD Division, Planning Commission, City Council | No extra funds required | When vacancy rate <6% |
| +*1.4 | Monitor Use Permit requests for multi-family projects in R-3 zone to see if the Use Permit process creates a constraint to multi-family projects. | Amend Zoning Ordinance | CD Division | No extra funds required | On-going |
| ***1.5 | Amend zoning code to recognize employee housing. | Amend Zoning Ordinance | CD Division | No extra funds required | 1 year |
| *2.1 | Support and operate CD Department and | Apply for grants and/or administer | CD Division, Administration, City Council | CDBG & other grant | Annually |

| TABLE 5-3 HOUSING PROGRAM SUMMARY FOR CITY OF SUSANVILLE | | | | | |
|---------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------|------------------------------------------|--------------------------------|
| Program No. | Description | Quantified Objective | Agency | Funding Source | Time Frame |
| | an active housing program. Annually apply for grants. | Revolving Loan Funds. | | funds | |
| *2.2 | Expend CDBG funds in a timely manner with priority for ELI homes. | Completed projects funded by CDBG. | CD Division, Administration, City Council | CDBG funds | On going |
| *2.3 | Distribute housing discrimination information to the public. | Posting informational brochures. | CD Division | No extra funds required | On going |
| *2.4 | Apply for available funding to support non-market-rate housing. | Consultation and coordination of new projects. | CD Division, Administration, City Council | Various grant funding options | On going |
| *2.5 | Conserve at-risk housing units. | Monitor owners of below-market-rate housing. | CD Division | Any extra funding will be through grants | On going and 1 year |
| *2.6 | Target CDBG weatherization and rehab funds for ELI and low income renters. | 5-10 homes weatherized or rehabbed per year. | CD Division, Administration | CDBG funds | On going |
| *2.7 | Promote accessibility in housing rehab and assure ADA compliance. | Approved rehab and building projects. | CD Division, Administration | State and Federal funding | Apply for funds at least twice |
| *2.8 | Establish MOU with SSD to prioritize service to affordable housing | Adopt MOU | CD Division, Administration | No extra funds required | 1 year |

| TABLE 5-3 HOUSING PROGRAM SUMMARY FOR CITY OF SUSANVILLE | | | | | |
|---------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------|-------------------------------|-----------------------------------------------------------|
| Program No. | Description | Quantified Objective | Agency | Funding Source | Time Frame |
| *2.9 | Amend City's water service permit application to identify affordable housing | Amend application | Administration, Dept. PW | No extra funds required | 1 year |
| *2.10 | Support creation of SRO units in rehabilitated structures | Develop 5 new SRO units in the reporting period | CD Division, Administration | CDBG or other funding source | On-going |
| *3.1 | Apply for CDBG funds for housing rehab. | 5-10 homes rehabbed per year | CD Division, Administration, City Council | CDBG & other grants and loans | On going |
| **3.2 | Promote code enforcement and community clean-up programs | Fewer dilapidated houses and better upkeep | CD Division, Community Services Dept. | No extra funds required | On going |
| **3.3 | Continue to support energy conservation and weatherization programs | Increased energy efficiency in residential structures | CD Division | No extra funds required | On-going |
| *3.4 | Update Safety Element to reflect adoption of floodplain ordinance | Amended Safety Element | Community Development Division | General Fund | Concurrent with adoption of the 2014-2019 Housing Element |