COUNTY OF MODOC

2014-2019 HOUSING ELEMENT UPDATE





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Resolution 18-8

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PREFACE

This Housing Element consists of policies, programs, and background information and analysis as required by state law. State Housing Element law essentially consists of two main components guiding the preparation of a Housing Element: analysis of housing needs, resources and constraints, etc. (Government Code Section 65583(a)), and housing programs (Government Code Section 65583(c)). This Housing Element is consistent with the other elements of County of Modoc's General Plan.

State requirements for Housing Elements are more detailed and exacting than for any other General Plan element. California Government Code sections 65580 through 65589 require that Housing Elements contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;

- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing; and

- A program that sets forth a 5-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies to achieve the goals and objectives of its Housing Element.

As required by state law, Modoc County's 2009-2014 Housing Element identifies residential sites adequate to accommodate a variety of housing types for all income levels, analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of the existing affordable housing stock; and outlines policies to promote housing opportunities for all persons.

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CHAPTER ONE: INTRODUCTION

Purpose of the Element

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

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

The Housing Element document shall consist of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement, and development of housing. The Housing Element shall identify adequate sites for housing, including rental housing, factory built housing, and manufactured homes, and shall make adequate provisions for existing and projected needs for all economic segments of the community.

Unlike the other mandatory elements of the General Plan, the Housing Element is subject to detailed statutory requirements regarding its content and must be updated every 5 years. The Housing Element is also subject to mandatory review by a state agency. This reflects the statutory recognition that the availability of housing is a matter of statewide importance and that cooperation between all levels of government and the private sector is critical to attainment of the state's housing goals.

Local benefits derived from the preparation of a Housing Element include information about local housing conditions, identification of opportunities to meet local needs, provide citizens with an opportunity to participate in the planning process and serve as a policy statement so that everyone will understand the basis of future housing program decisions. The Housing Element will also assist public agencies in the coordination of their housing types and quality of housing that Modoc County needs, as well as assist builders making market decisions about the types and quality of housing needs.

Introduction

State Housing Element law requires every jurisdiction to prepare and adopt a Housing Element as part of their General Plans. In California, it is typical for each city or county to prepare and maintain its own separate General Plan and Housing Element. This update is for the fifth round of Housing Element updates, covering the 2014-2019 Planning Cycle.

The primary objective of the project is to prepare a regional plan addressing housing needs through a certified Housing Element for Modoc County. The Housing Element represents an innovative approach to meeting state Housing Element law and coordinating resources to address the housing needs of the unincorporated county. State Housing Element requirements are framed in the California Government Code, Sections 65580 through 65589, Chapter 1143, Article 10.6. The law requires the California Department of Housing and Community Development (HCD) to administer the law by reviewing Housing Elements for compliance with state law and by reporting its written findings to the local jurisdiction. Although local governments can decide when to update their general plans, state Housing Element law mandates that Housing Elements be updated periodically.

The Housing Element, one of the seven State mandated elements of the General Plan, embodies Modoc County's plans for addressing their housing, was last updated on March 5, 2014 (for the 2009-2014 Planning Cycle).

The Housing Element must include: (1) an identification and analysis of existing and projected local housing needs; (2) an identification of resources and constraints, and (3) goals, policies, and implementation programs for the rehabilitation, maintenance, improvement, and development of housing for all economic segments of the population.

A. HOUSING ELEMENT CONTENT AND ORGANIZATION

Section 1: Introduction addresses the need for and purpose of the Housing Element, and summarizes its key components and methodology.

Section 2: Regulatory Framework sets forth the state and local laws that establish the framework for the Housing Element's content.

Section 3: Housing Needs Assessment provides a summary of current housing characteristics for Modoc County.

Section 4: Constraints and Resources to Housing Production addresses governmental and non-governmental constraints to the development of affordable housing and identifies potential means for reducing these constraints. It also addresses what resources Modoc County can draw from to demonstrate meeting its housing needs.

Constraints Review

Governmental Constraints discusses government agency imposed constraints to housing production including land use controls, improvement standards, impact and application processing fees and processing time requirements, and specifically addresses governmental constraints to production of special needs housing.

Non-Governmental Constraints describes potential non-government imposed constraints to housing production including the availability of financing, land costs, construction costs, environmental, infrastructure, and public facilities constraints. This section also addresses constraints associated with fair housing issues.

Resources

Land Resources

Residential Land Inventory assesses Modoc County's residential land uses and its ability to supply housing for all income-level households in the community.

Adequate Sites Requirement demonstrates the ability of Modoc County to make available an adequate number of sites to facilitate and encourage a sufficient level of new housing production during the 2014-2019 planning period.

Program Resources

Efforts to Meet Housing Needs includes providing a residential land inventory that evaluates the feasibility of how Modoc County can fulfill its share of regional housing needs. This section also identifies means by which housing units may be constructed, rehabilitated and conserved to meet Modoc County's housing needs.

Housing Cost Reduction and Direct Subsidies analyzes Modoc County's subsidized housing stock that may be at risk of conversion to market rate rents.

State and Federal Programs lists and describes the various state and federal financial assistance programs that are available to public and private sector affordable housing providers.

Private Programs lists and describes private programs that provide financial assistance toward the development of affordable housing.

Residential Energy Conservation outlines measures that Modoc County will promote to encourage energy efficiency and conservation, including home weatherization.

Section 5: Strategy provides an assessment of Modoc County's accomplishments to date with regard to its implementation programs adopted with their 2009-2014 Housing Elements.

2009-2014 Regional Housing Needs Objectives discusses the housing production objectives of the 2009-2014 Housing Element.

2007-2014 Accomplishments discusses the specific accomplishments in meeting the housing production objectives identified in the 2008 Housing Element.

Review of Previous Element's Program Effectiveness reviews and analyzes the effectiveness of specific programs identified by the 2009-2014 Housing Element to assist in meeting Modoc County's housing needs.

Implications for 2014-2019 Element summarizes adjustments made to the new element in response to the analysis of the effectiveness of programs identified in previous elements.

Summary of Achievements describes Modoc County's commitment to the actions that are necessary to address the housing needs of current and future residents, as well as addressing energy conservation and equal housing opportunity in providing for the identified need. While goal and policy statements are general, the housing programs spell out the specific actions necessary to achieve the goal and policy objectives adopted in principle. Specific actions and programs identified in this document are aimed at meeting Modoc County's affordable housing needs over the 2014-2019 planning period. Specific implementing actions are identified for each policy (Note: the Regional Housing Needs Allocation Plan (RHNP) planning period is different from that of the Housing Element by statute.)

Goals, Objectives, Policies and Programs provides a detailed description of the implementing Actions for the 2014-2019 planning cycle, including programs that will implement the City's policies. It assigns Responsibility, Timeframe, and Funding Source for each of the Implementing Actions.

Quantified Objectives provides Modoc County realistic objectives of preserving and adding new housing to Modoc County.

CHAPTER TWO: REGULATORY FRAMEWORK

A. AUTHORITY

Section 65302(c) of the California Government Code requires every county and city in the State to include a Housing Element as part of its adopted general plan. In stipulating the content of this element, Article 10.6 of the Government Code indicates that the element shall consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." This legislation further states that the element "shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

The 2003 State of California, Office of Planning and Research's (OPR) General Plan Guidelines and HCD's online resource Building Blocks for Effective Housing Elements was used as the guiding principles for developing this document.

B. 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." In addition, HCD has established the following four primary goals:

1. Provision of new housing
2. Preservation of existing housing and neighborhoods
3. Reduction of housing costs
4. Improvement of housing conditions for special needs groups

C. RECENT LEGISLATION

Recent legislation pertinent to the preparation of the Housing Element and Housing Element law includes the following:

- Senate Bill (SB) 1069 (Accessory Units)
- SB 1087 (Water and Sewer Service Priority for Affordable Housing)
- SB 2 (Local Planning and Approval for Emergency Shelters)
- Assembly Bill (AB) 2348 (Land Inventory Requirements)
- AB 1233 (Provision of Adequate Sites for RHNP)

- AB 2511 (promotes the development of affordable housing
- AB 2634 (requires analysis of population and employment trends for all income levels, including extremely- low income households)
- SB 812 (requires analysis of housing needs for the developmentally disabled)
- SB 1087 (requires objectives, policies and standards for allocation of water and sewer services for affordable housing developments)
- SB 244 (requires review of disadvantaged communities within the City's Sphere of Influence).

This updated Housing Element has been prepared to respond to all of these changes in legislation

D. DATA AND METHODOLOGY

To understand the context of local housing in Modoc County, a review and analysis of the community's population characteristics and housing stock was performed. The primary data source for the 2014-2019 Housing Element Update is the Modoc County 2014 Housing Element Data Package prepared by HCD staff. Additional data sources include the U.S. Census Bureau (2010 and 2015 Census and 2008-2012 American Community Survey (ACS)), California Department of Finance, California Employment Development Department, and other sources as noted in the document. Data from the 2007-2011 ACS and the 2008-2012 ACS are referred to as "2010" data. The California Department of Housing and Community Development (HCD) had requested that the County use the most recent information available for this update regardless of the 2010 Data Package that was prepared by HCD. Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information presented in this document, such as population and household numbers for 2010. Also, the use of 2015 Census information for limited available categories may create some confusion in reviewing the overall housing picture for the County. However, since the County has undergone declining population over the last several years, the author has found that variations between data by years has not substantively changed. Variations between data sources and years do not significantly affect the analysis and discussion of overall housing trends and changes.

E. GENERAL PLAN INTERNAL CONSISTENCY

The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals. These elements, which were developed to incorporate all seven mandated elements of a General Plan (comprising the 1988 Modoc County General Plan), include Land Use, Circulation, Conservation and Open Space, Noise, and Safety. All of these elements were found to be internally consistent with the 2014-2019 Housing Element. In accordance with AB 162 relating to flood protection, this Housing Element and other elements of the general plan contains a number of policies and program for addressing unreasonable risks to flooding. In addition, in accordance with SB 1241, Fire Hazard Management, the Housing Element and other

elements of the general plan contains new discussion, policies and programs related to management of fire risks. Also, these elements were amended to address SB 379 incorporating an analysis of risks that climate changes poses to the County and policies and programs to address these problems. (refer to Section 9.6 of this document).

F. REGIONAL HOUSING NEEDS ALLOCATION PLAN

HCD established the RHNP for Modoc County, covering the cycle January 1, 2014 through June 30, 2019, as follows (Table 2-1):

Table 2-1. Modoc County – Regional Housing Needs Allocation (RHNA) 2014-2019

Income Category (family of 3)	RHNA New Construction Need
*Extremely-Low ($0-24,999/yr)	1
*Very-Low ($24,300-$26,550/yr)	1
Low ($26,551-$42,400/yr)	2
Moderate ($42,401-$53,000/yr)	1
Above Moderate (over $53,001/yr)	5
Total Units	10

** Extremely-Low is an added category by the County that estimates approximately half of the Very-Low category (of $0-$26,550) allocated by the RHNA).*

Source(s): Income Levels: HCD, State Income Limits for 2016; RHNA; HCD, Regional Housing Need Determination for 5th Housing Element Update, June 2012.

The RHNPs for Modoc County incorporates the following objectives:

- Increases the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner;
- Promotes infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and
- Encourages an improved balance between jobs and housing.

The Housing Element details a 5-year schedule of actions the community is undertaking or plans to undertake to achieve its housing goals and objectives, based upon the community's RHNP, as given in the RHNPP. To comply with state law in addressing the jurisdiction's RHNPP, the updated Housing Element must identify adequate sites and program actions to accommodate the total RHNPP for each of four income categories; very-low, low, moderate, and above-moderate.

State law recognizes that housing needs may exceed available resources and, therefore, does not require that Modoc County quantified objectives be identical to the identified housing needs. This recognition of limitations is critical during this period of uncertainties in both the public and private sectors. Fiscal resources at all governmental levels are limited and uncertain and the private marketplace is currently facing a challenging economic climate. As a result, the ability of Modoc County and private industry to achieve these objectives, as stated in this document, may be affected. Therefore, it is intended that this Housing Element be reviewed annually as required by State Law in order to remain relevant and useful to decision makers, the private sector, and the residents of Modoc County.

California Government Code Section 65589(a)(1) states that a County is not expected to spend local revenue for the construction of housing, housing subsidies, or land acquisition as may be identified as objectives of this element. In compliance with state law, it is Modoc County's responsibility to:

- Provide adequate, appropriately zoned sites to meet the existing and projected housing needs of all economic segments of the community;

- Eliminate constraints to the private development of a supply of housing to meet the needs of all economic segments of the community; and

- Facilitate the actions required of the development industry in providing an adequate supply of housing.

G. PUBLIC PARTICIPATION

Three joint Board of Supervisors and Planning Commission meetings, including public hearings, where held on April 5, August 22 and October 24, 2017, to review the current Housing Element and the proposed Draft Housing Element before it was submitted to HCD for initial review. Comments were received from Northern California Legal Services and responded to. Subsequently, public hearings were conducted on January 10 and January 24, 2018 by the Planning Commission and with the Board of Supervisors on February 13, March 13, 2018, for adoption of the 2014-19 Housing Element. Notices were both e-mailed and sent through the U.S. Postal Service to public agencies, as referenced in Appendix A of this document. Notices were published in the Modoc County Record newspaper at least ten (10) days before each of the meetings. In addition, organizations that represent the interests of low income and special needs households, or are otherwise involved in the development of affordable housing, were consulted during the preparation of this element as specified above.

To comply with SB 18, Modoc County requested consultation opportunities to local tribes taken from a list derived from the Native American Heritage Commission. No Tribes indicated an interest in consultation. The list of federally-designated tribes contacted for this project included the Cedarville Rancheria, Alturas Rancheria, Fort Bidwell Paiute Indian Reservation, and the Pit River Tribe. For further information on methods of outreach to the tribes, please refer to Appendix A of this document.

The draft Housing Element has been available for review at the County Planning Department and was posted on Modoc County's website for review and comments. During several Board of Supervisors/Planning Commissions meetings, public comments were received. These included:

Notices for each of the meetings were posted in local post offices, advertised in the paper of local distribution, mailed directly to stakeholders and posted in various locations. Opportunities to comment on the draft and final document were afforded by attending legally noticed public hearings at the Planning Commission and Modoc County Board of Supervisor meetings. Issues raised from public meetings were addressed under the appropriate section and incorporated into the body of the document. In addition, the following agencies were asked to provide insights:

- TEACH, Inc.
- Modoc County Department of Social Services
- Tribal Organizations
- City of Alturas
- Shasta County Housing Authority
- Great Northern Services
- Legal Services Northern California

The only written comments received during this public outreach program were from Legal Services Northern California (LSNC). Responses to comments by Modoc County were made to LSNC in the form of the staff report to the Modoc County Planning Commission and Board of Supervisors, which was also distributed to LSNC separately before the noticed public hearings. Details of the public participation process, including letters, notices and public agency information can be referenced in Appendix A of this document.

Modoc County will actively engage the community in the progress of the Housing Element implementation, including specifically working with developers, service providers and other community interests to accomplish the various implementing programs.

H. STATE OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, REVIEW

HCD reviewed the draft document and determined that it complies with all statutory requirements of state Housing Element law.

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CHAPTER THREE: HOUSING NEEDS ASSESSMENT

To adequately plan for any occurrence, change, or improvements, it is necessary to fully understand present conditions and the past trends that led to the current environment. The same holds true for housing -- a successful strategy must be preceded by an adequate assessment of the community and regional environment. This section discusses the components of housing need, which include the trends between 2010 and 2015 (and in some cases 2000) in the Modoc County population, households, employment base and the type of housing units available.

The analysis that follows is divided into four major subsections:

1. ***Demographic Characteristics*** examines Modoc County in terms of individual persons and identifies population trends that may affect future housing needs.

2. ***Employment Characteristics*** denotes primary income sources and levels by occupation.

3. ***Household Characteristics*** explores Modoc County by families, households, or living groups, to see how past and expected household changes will affect housing needs.

4. A review of the ***Housing Stock Characteristics*** discloses the housing environment in Modoc County as a whole and details availability, affordability, and condition.

Information within these subsections is helpful to identify the programs that are needed to ensure that existing and future housing stock meets the shelter needs of every segment of Modoc County's population. Analysis in each of these subsections provides a database upon which decisions concerning programs and policies for the provision of adequate housing are made.

A. DEMOGRAPHICS CHARACTERISTICS

POPULATION

Historically the number of county residents has increased from a population of just over 5,000 in 1900 to 11,778 in 2015, including Alturas (see Table 3-1). Between 1990 and 2015, population has been in decline. Previously these trends were related to job creation and loss. The noticeable population decline started in 2000 with out-migration added to the list of reasons for population decline. It is important to note that when examining percentage changes in population for Modoc County they can appear large because of the small population but translate to low numeric figures.

The significance of the population change is not in the total numbers but in the age composition. This demographic growth is almost all from early and near retired persons. Projections by the Center for Economic Development estimates by 2015 persons age 60-69 will be the 10-year age group with the highest increase in Modoc County. Between 2010 and 2015 the 65+ age group increased from 18.7% to 21%. All other age groups are in decline with the most significant being in the pre-school age group. Collectively the 20 to 44 age group (child bearing ages) has also experienced a significant decline. The data is consistent with the lack of employment diversity and total employment in Modoc County. The change is further fueled by the disparity of housing

prices between other areas and low interest rates that escalated values in urban areas allowing persons to capture their equity and retire sooner.

However, as the current "retiree" population matures, the need for more technologically advanced medical services increases. Without a number of these services available in Modoc County some retirees are forced to relocate in order to live closer to needed medical resources. In addition, an aging population naturally has a higher mortality rate.

This population trend is generally followed in the unincorporated portion of Modoc County. However, current figures reflect that the unincorporated portion of Modoc County includes a greater share of Modoc County's total population. Between 1990 and 1995, the population in the unincorporated portion grew by 414 or 6.4%. Alturas, the only incorporated community in Modoc County, lost population.

Table 3-1: Modoc County (unincorporated) / Alturas – Population Change by Decade 1970-2015

Year	Modoc Population	Number / % Change	Alturas Population	Number / % Change	Total County	Number / % Change
1970	7,519	N/A	2,799	N/A	10,318	N/A
1980	8,610	1,091 / 0.14%	3,025	226 / 0.80%	11,635	1,317 / 12.8%
1990	9,678	1,068 / 0.12%	3,231	206 / 0.70%	12,909	1,264 / 10.9%
2000	9,445	-233 / -0.02%	2,978	-253 / -0.90%	12,423	486 / 3.8%
2010	9,686	241 / 0.02%	2,827	-151 / -0.05%	12,513	90 / 0.7%
2015	9,184	-502 / -0.05%	2,594	-233 / -0.08%	11,778	-735 / -5.9%

Source(s): U.S. Census Bureau; California Department of Finance

AGE

Housing needs in the community are determined in part by the age characteristics of its current and future residents. Each age group tends to have distinct lifestyle, family type and size, income levels, and housing preferences. As people move through each stage, their housing needs and preferences also change. As a result, evaluating the age characteristics of a community is important in determining and addressing housing needs.

Population change in Modoc County is unique according to age group. An analysis of population change by age shows that nearly all of the population growth from 2010 to 2015 has been in the 65 and over age group. County wide in 2010, the 65 and over age group comprised 18.7% of the total population. In 2015 that figure increased to 21%. This is a group representing people who previously moved here from urban areas either to retire early or to work in their last job/business before retirement. This trend of locating to a new area is consistent with that happening in rural Northern California, especially after 2000 when Internet technology improved to the point that many workers could telecommute to work. The growth trend in this age represents those young retired people who moved to Modoc County in the last 5 to 10 years. It is obvious that many in that age group stayed to fully retire since 2008. Modoc County is an attractive place for retirees

in that the cost of living is much lower than in other areas of California and in the region in general.

Other noteworthy trends include the increasing age of residents from 20 to 44, and the corresponding significant drop in children age 5 and under (Table 3-2). The lack of non-proprietary work opportunities in Modoc County force many young families to seek employment elsewhere. The number of older school-age children while declining (-3.9%) remains relatively steady, perhaps because some of the older in-migrants still have children at home, offsetting the loss of families with parents in the 20 to 44 age group. The college-age population, age 20 to 24, decreased by approximately 18% between 2010 and 2015. The population age 45+ has slightly decreased (-4.4%) over the 5 years shown, while projections for the population 65+ is increased.

That decline has been borne out with updated figures from the U.S. Census Bureau, 2015 Census. See Table 3-2, below. The senior population is the only age group that has increased.

Table 3-2: Modoc County (unincorporated) – Age Distribution

Age Groups	2010		2015		% Change 2010-2015
	Persons	Percent	Persons	Percent	
Preschool (ages <5)	545	5.6%	404	4.4%	-25.9%
School Age (5 to 19)	1,770	18.3%	1,701	18.4%	-3.9%
College Age (20 to 24)	422	4.4%	345	3.8%	-18.2%
Young Adults (25 to 44)	1,966	20.3%	1,723	18.8%	-12.4%
Older Adults (45 to 64)	3,078	31.8%	2,943	32.1%	-4.4%
Seniors (65 and Over)	1,905	19.7%	2,068	22.6%	8.6%
Total	9,686	100.0%	9,184	100.0%	-5.2%

Source(s): U.S. Census Bureau, 2015 Census

Significance

During the next planning period (2019 to 2024), little net change in the total population is anticipated, although the population may rise or fall more than 1% in any particular year due to shifting demographics and variable annual agricultural production. Retirees will continue to be the age group with the greatest proportional growth, while the number of families will continue to decline due to lack of potentially marketable economic activities and job growth in Modoc County. If enough of the current near retirees in the 45 to 64 age group grow older and remain in Modoc County, the population age 65 and over will continue to rise in the near future.

With Modoc County's demographic changing, the level of services provided in Modoc County will need to change as well. In general, an older population needs more and expanding health care services.

Another significant change has been where people choose to live. Transportation improvements, the abundance of cheap land, and the desire for space have encouraged home ownership outside of Alturas and towns. This trend is likely to continue in the foreseeable future.

In particular, Modoc County will need to address an ever-increasing elderly population. It should also develop strategies to attract a younger population and work force. This can only be accomplished with new job growth geared to the needs of the workforce. It would appear for Modoc County that growth in the health care sector would be an obvious need in the near future.

RACE AND ETHNICITY

Different racial and ethnic groups often have different household characteristics, income levels, and cultural backgrounds, which may affect their housing needs and preferences. Studies have also suggested that different racial and ethnic groups differ in their attitudes toward and/or tolerance for "housing problems" as defined by the U.S. Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden. According to these studies, perceptions regarding housing density and overcrowding tend to vary among different racial and ethnic groups, especially within cultures that prefer to live with extended family members, household size and overcrowding also tend to increase. Table 3-3, below, summarizes the ethnicity of Modoc residents.

Table 3-3: Modoc County (unincorporated) – Race and Ethnicity 2010-2015

	2010		2015	
	Persons	**%**	**Persons**	**%**
White	8,470	88.2%	8,282	90.2%
Black or African American	96	1.0%	47	0.5%
American Indian and Alaskan Native	345	3.6%	330	3.6%
Asian, Native Hawaiian, Pacific Islander	149	1.6%	103	1.1%
Some Other Race	322	3.4%	96	1.0%
Two or More Races	223	2.3%	326	3.5%
Total	9,605	100.0%	9,184	100.0%
Hispanic Origin (of any race)	1,261	13.1%	1,345	14.6%

Source(s): U.S. Census Bureau, 2010 and 2015 Census

Significance

A majority of Modoc County residents are White (90.2%) based on the U.S. Census Bureau in 2015. Generally speaking the only other defined group that experienced an increase (14.6%) during this 5-year period are those of Hispanic Origin. Due to the larger family size characteristic of this group, a greater demand is expected for larger houses with more bedrooms.

EDUCATION

The education level of a jurisdiction's population can serve as an indicator of its educational and employment opportunities, as well as the earning potential of its population. Data collected from the U.S. Census Bureau, 2015 Census indicates over 26% of Modoc County residents graduated from high school and that only about 13% possess a bachelor's degree or higher. Modoc County resident education levels are lower than that of the state overall (76.8% graduated from high school and 26.6% held a bachelor's degree or higher). Table 3-4 below summarizes the education levels of Modoc County residents.

Table 3-4: Modoc County (unincorporated) – Education 2015

	Number	Percent
Population 25 years and over	6,734	100%
Less than 9th grade	277	4.1%
9th to 12th grade, no diploma	613	9.1%
High school graduate (includes equivalency)	1,758	26.1%
Some college, no degree	2,021	30.0%
Associate degree	854	12.7%
Bachelor's degree	890	13.2%
Graduate or professional degree	321	4.8%
Percent high school graduate or higher	5,845	86.8%
Percent bachelor's degree or higher	1,212	18.0%
Source(s): U.S. Census Bureau, 2015 Census		

Significance

The level of educational attainment level in the unincorporated County suggests a lack of professional employment opportunities and lower earning potential. The relatively high percentage of the population with less than a 12th grade education likely reflects employment opportunities in the agricultural/agricultural-support sectors.

B. EMPLOYMENT CHARACTERISTICS

Modoc County is dependent upon federal, state, and local governments to provide a majority of livable wages in Modoc County. The only continued job growth in Modoc County has been from new non-farm proprietors. Due to the small size of Modoc County's economy, the data cannot be analyzed in more detail so that confidential information from local business owners is protected.

CURRENT ECONOMIC DEVELOPMENT ACTIVITIES

Superior California Economic Development (SCED) is a 4-county Economic Development District (Modoc, Shasta, Siskiyou and Trinity) that offers communities and businesses within

these counties services such as: Demographic and Economic Information, Microenterprise Development Program, Technical Assistance Projects and Community Planning and Strategizing. SCED has helped individuals by providing the important tools necessary to plan, start and operate small and home-based businesses. Workshop graduates may apply for a loan for business start-up activities through SCED's Microloan Program.

Analysis

Because Modoc County is an isolated area, the population influx of inter-county, or inter-state, labor migration is less than significant. The largest place in Modoc County is Alturas which is 100 miles from the nearest significant employment center of Klamath Falls, Oregon. It is likely there is a small amount of commuting to and from Oregon from the New Pine Creek area on U.S. Highway 395 (north to Lakeview) and in the Newell area on State Highway 139 (north to Klamath Falls). Therefore, job change in Modoc County has a direct effect on housing demand, and housing demand is affected little by job growth in neighboring counties.

The following analysis is taken from NORCAL DATA: Modoc County Labor Market Profile and Industry/Sector Analysis Northern Rural Training and Employment Consortium (NoRTEC), November 2016:

> Over the past 10 years, unemployment rates within Modoc County have largely mirrored those within California. However, the unemployment rate within Modoc County has averaged significantly higher than the state's average.
>
> The largest sector within Modoc County is Government, which represented nearly 40% of all employment in 2015. Other significant sectors include Crop and Animal Production and Retail Trade. Over the past 5 years, Crop and Animal Production (Agriculture) and Professional, Scientific, and Technical Services added the most jobs with 58 and 30, respectively. Modoc County's top occupations include Office and Administrative Support and Farming, Fishing, and Forestry occupations. The top occupations in Modoc County are projected to decline or experience minimal growth through 2020.
>
> ***Agriculture.*** The Agriculture sector is the second largest industry sector within Modoc County. It has experienced growth since 2010 and, while it is projected to remain flat through 2020, the location quotient for the sector is 11.93. This indicates that employment within the industry is highly concentrated within Modoc County as compared to other regions within the US. Thus, it is a significant economic sector for Modoc County. Significant subsectors include Crop Production, Support for Crop Production and Animal Production. Key occupations within Agriculture for Modoc County include: Farmworkers and Laborers, Crop, Nursery, and Greenhouse and Farmers, Ranchers, and Other Agricultural Managers. The median wage for Farmworkers and Laborers, etc. is $11.74/hr. However, the median wage for Farmers, Ranchers, and Other Agricultural Managers is $18.74/hr.
>
> ***Tourism.*** The Tourism sector falls across several business categories including Hotels and Restaurants; Travel Agencies and Tour Operators; Arts, Entertainment and Recreation; and Sightseeing Transportation. Within Modoc County, the largest subsector

is Restaurants and Other Eating Places. Key occupations for the Tourism sector primarily fall within food service: Cooks; Fast Food and Counter Workers; and Waiters and Waitresses. The median hourly wage for these occupations is around $10.00/hr.

Table 3-6 summarizes the civilian labor force information for Modoc County obtained from the State Employment Development Department records.

Table 3-5: Modoc County, County Wide – Historic Civilian Labor Force

	Labor Force	Employment	Unemployment	Unemployment Rate	California Rate
2017 Annual Averages*	3,326	3,066	264	7.9%	6.7%**
2016 Annual Averages	3,330	3,070	260	7.8%	5.4%
2015 Annual Averages	3,300	3,020	280	8.5%	6.2%
2014 Annual Averages	3,370	3,030	350	10.2%	7.5%

Source(s): State Employment Development Department, Labor Market Information Division

** January through July only*

*** July 2017*

Note: Labor Force data for all geographic areas for 1990 to 2017 now reflect the March 2016 annual revision (or benchmark) and U.S. Census Bureau, 2014 population controls at the state level.

Table 3-6 provides an overview of employment by industry in Modoc County. It also compares the employment sectors to Alturas. Of all of the employment opportunities retail trade and public administration (government) are greater in Alturas. Agriculture, forestry, fishing and hunting and mining are greater within the unincorporated area of Modoc County. All other sectors appear to be equally available within each jurisdiction.

Table 3-6: Employment by Industry 2015

Industry	Modoc County (unincorporated)		Alturas		County Wide	
	Number	Percent	Number	Percent	Number	Percent
Civilian Employed Persons 16 years and over	3,334	100%	1,024	100%	4,358	100%
Agriculture, Forestry, Fishing and Hunting, and Mining	642	19.3%	97	9.5%	739	16.9%
Construction	229	6.9%	57	5.6%	286	6.6%
Manufacturing	88	2.6%	11	1.1%	99	2.3%
Wholesale Trade	57	1.7%	43	4.2%	100	2.3%
Retail Trade	355	10.6%	176	17.2%	531	12.2%
Transportation and Warehousing,	89	2.7%	9	0.9%	98	2.2%

Table 3-6: Employment by Industry 2015						
Industry	**Modoc County (unincorporated)**		**Alturas**		**County Wide**	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**
and Utilities						
Information	60	1.8%	43	4.2%	103	2.4%
Finance, Insurance, Real Estate, and Rental and Leasing	18	0.5%	0	0%	18	0.5%
Professional, Scientific, Management, Administrative, Waste Management Services	178	5.3%	53	5.2%	231	5.3%
Educational, Health and Social Services	966	29.0%	239	23.3%	1,205	27.7%
Arts, Entertainment, Recreation, Accommodation and Food Services	221	6.6%	85	8.3%	306	7.0%
Other Services (Except Public Administration)	149	4.5%	59	5.8%	208	4.8%
Public Administration	282	8.5%	152	14.8%	434	10%
Source(s): U.S. Census Bureau, 2015 Census and 2011-2015 ACS						

Table 3-7 lists the top 25 major employers in Modoc County by name, locality and industry. Thirteen of the top 25 employers in Modoc County are located in Alturas. Those industries in Alturas include: schools, ranches, casinos retail grocers, county government offices, hospitals federal government offices, social service and welfare organizations fire and convalescent homes.

Table 3-7: Modoc County (including Alturas) – Major Employers 2017			
Employer (in alphabetical order)	**Location**	**# of Employees**	**Industry**
10-A District Agriculture Assn	Tulelake	20-49	Government Offices – State
Alturas Elementary School	Alturas	50-99	Schools
Alturas Ranches	Alturas	20-49	Ranches
Big Valley Ranger District	Adin	50-99	Government Offices – U.S.
Crop Product Service	Tulelake	50-99	Agricultural Products
Desert Rose Casino	Alturas	20-49	Casinos
Environmental Alternatives	Canby	20-49	Foster Care
Holiday Quality Foods	Alturas	20-49	Grocers-Retail

Table 3-7: Modoc County (including Alturas) – Major Employers 2017			
Employer (in alphabetical order)	**Location**	**# of Employees**	**Industry**
John Cross Potatoes	Tulelake	20-49	Potatoes-Wholesale
Modoc County Alcohol & Drug	Alturas	20-49	Government Offices – County
Modoc High School	Alturas	50-99	Schools
Modoc Medical Center	Alturas	00-249	Hospitals
Modoc Middle School	Alturas	50-99	Schools
Modoc National Forest	Alturas	100-249	Government Offices – U.S.
Modoc Unified School	Alturas	50-99	Schools
Surprise Valley Health Care	Cedarville	100-249	Hospitals
Surprise Valley Hospital	Cedarville	50-99	Hospitals
Teach, Inc.	Alturas	50-99	Social Service and Welfare Organizations
Tulelake Basin Elementary School	Tulelake	20-49	Schools
Tulelake High School	Tulelake	20-49	Schools
Tulelake Horseradish Growers	Tulelake	20-49	Associations
Tulelake-Butte Valley Fair	Tulelake	20-49	Fairgrounds
US Fire Dispatch	Alturas	20-49	Fire Departments
Warnerview Skilled Nursing	Alturas	100-249	Convalescent Homes
Source(s): California Economic Development Department, 2017 America's Labor Market Information System Employer Database, 2nd Edition			

In 2010, there were 3,820 people in the workforce. In 2016 there are 3,326, a decrease of 494 jobs or 12.9% decrease in 6 years. This decline represents a significant decrease in employment. From 2014 through 2016, Modoc County's seasonally unadjusted unemployment rate is approximately 2.5% greater than the state average.

Tracking monthly unemployment trends (see Appendix G) reveals seasonal changes in the level of employment. In Modoc County there have general been, on average, significant declines in unemployment from April/May through October/November. During this period, unemployment has dropped from a high of over 14% (2014) to a low of 6.2% (2017), before it began to rise again. The consistent nature of this up-and-down pattern indicates a seasonality to employment in Modoc County, which may be largely driven by both seasonal ranching and forestry-related jobs.

Significance

The highest unemployment rate in Modoc County is in the winter and early spring months of December through April of each year. This reflects the seasonal nature of the agricultural and forestry industry with the harsh winters contributing to these higher unemployment figures these outdoor, resource based activities are at their low points. This also reflects the lack of a stable year-round workforce that is not seasonally impacted.

Unexpected job growth could put pressure on the local housing market, causing available homes to sell quicker and prices to rise. Given the historic employment/unemployment trend and loss in population, the housing market is not expected to improve over time in Modoc County.

C. HOUSEHOLD CHARACTERISTICS

The U.S. Census Bureau defines a household as all persons who occupy a housing unit. This may include single persons living alone, families related by blood or marriage, as well as unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are enumerated separately and are not counted in household population. Household type and size, income level, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents. The discussions below detail the various household characteristics affecting housing needs.

HOUSEHOLD GROWTH AND TENURE TRENDS

Information collected on household type provides a good base for the analysis of a community's housing needs. Tables 3-9 and 3-10 provide an overview of household characteristics. Table 3-8 indicates that family households decreased in Modoc County from 64.2% in 2010 to 58.6% in 2015. All other household types showed an increase. The trend is that households with families are on the decline. This trend is more than likely due to the lack of employment opportunities. While increasing numerically in 2015, married-couple families, non-family households, householders living alone and householders 65 years and over all increased as a proportion of total Modoc County households compared to year 2010.

Table 3-8: Modoc County (unincorporated) – Household Type 2010-2015

Household Type	2010		2015	
	Number	Percent	Number	Percent
Total Households	4,064	100.0%	3,745	100.0%
Family Households (Families)	2,611	64.2%	2,195	58.6%
Non-family Households	1,453	35.18	1,550	41.4%
Householder Living Alone	1,241	31.2%	1,367	36.5%
Householder 65 years and over	525	13.2%	689	18.4%

Source(s): U.S. Census Bureau, 2011-2015 ACS, 5-Year Estimate

HOUSEHOLD SIZE

Trends in household size can indicate the growth pattern of a community. Average household size will increase if there is an influx of larger families or a rise in the local birth rate such as may be attributed to more children in a single family or teenage parents living at home or families living in multi-generational housing arrangements. Household size will decline where the population is aging (as is the case in Modoc County) or when there is an immigration of single residents outside childbearing age. Household size has increased more in Alturas than in Modoc County.

Table 3-9 compares household size. Between 2010 and 2015, Modoc County experienced a reduction in the number of households, but an increase in household size.

Table 3-9: Modoc County (unincorporated) – Average Household Size 2010 and 2015

Total Households		Population in Households		Average Household Size	
2010	**2015**	**2010**	**2015**	**2010**	**2015**
4,064	3,745	9,329	9,184	2.29	2.45

Source(s): U.S. Census Bureau, 2015 Census

HOUSEHOLD INCOME

Household income level is probably the most significant factor limiting housing choice. Therefore, income patterns have been examined carefully to assess the extent of housing need. Certain population groups (elderly, female householders, farmworkers, etc.) fall disproportionately into low income groups, so they have been given special attention.

Median income is an important measure of a community's wealth and ability to afford the rent or own housing. Median income is the amount that divides the income distribution into two equal groups: one group having incomes above the median, and the other having incomes below. Median family income is different from median household income. Median family income indicates income for those households with two or more related individuals, i.e., families, while median household income indicates the income of all individuals in a household, including persons living alone or with unrelated individuals. Median family income is, generally speaking, higher than median household income.

The median income data provides a comparison of current income levels in Alturas, Modoc County, and the State of California. Other data, such as lower income, which is defined as 80% of the median income level, and poverty level income, add insight as they relate to families and households in the bottom one-half of the income distribution. Calculations based on these two measures are used to determine eligibility for most housing subsidy programs.

Table 3-10 compares median family and median household income between Modoc County and Alturas. Due to employment and educational characteristics, Modoc County has a relatively low median income as compared to the State of California. Approximately 19% of Modoc County's workforce is employed in the agricultural industry. In 2010, Modoc County's median household

income was 87% of the State's. In 2015, the median income dropped to 68% of the State median income level. Income in Modoc County increased 3% from 2010 to 2015 to a total of $47,838. Refer to Table 3-10, below.

Table 3-10: Modoc County (unincorporated) / Alturas – Median Family and Household Income 2010 and 2015

Jurisdiction	2010 Income		2015 Income	
	Median Family	Median Household	Median Family	Median Household
Alturas	$45,759	$32,385	$56,591	$29,730
Modoc	$46,349	$34.588	$47,838	$37,860
California	$53,025	$47,493	$70,720	$61,818

Source(s): U.S. Census Bureau, 2010 and 2015 ACS

In 2015, the majority (52%) of households in Modoc County earned in excess of $35,000 per year and approximately 35% earned in excess of $50,000 per year. The incidence of households earning less than $35,000 per year was far higher among renter households (74%) than owner households (24%). Table 3-11 identifies household income by tenure.

Table 3-11: Modoc County (unincorporated) – Household Income for All Households and by Tenure 2015

Income Ranges	All Households (3,745 total)		Owner Households (2,767)		Renter Households (978)	
	Number	Percent	Number	Percent	Number	Percent
Less than $14,999	712	19.0%	320	11.6%	390	39.9%
$15,000 to $24,999	509	13.6%	382	13.8%	127	13.0%
$25,000 to $34,999	580	15.5%	437	15.8%	144	14.7%
$35,000 to $49,999	633	16.9%	459	16.6%	175	17.9%
$50,000 to $74,999	577	15.4%	473	17.1%	104	10.6%
$75,000 to $99,999	303	8.1%	291	10.5%	12	1.2%
$100,000 to $149,999	386	10.3%	365	13.2%	21	2.1%
$150,000 or more	45	1.2%	42	1.5%	5	0.5%
Total	3,745		2,164		1,581	

Source(s): U.S. Census Bureau, 2015 ACS

Approximately 58% of households are owner occupied. By comparison, 74% of all households were owner occupied in the year 2000 (See Table 5 from the 2009-2014 Housing Element). This trend in lower ownership patterns is expected to continue through the next decade unless job growth significantly increases. Together with mortgage rates and loaning requirements increasing this will have a dampening effect on home ownership growth.

Home prices and rental rates in Modoc County are much lower than the state average, indicating that available housing is presently meeting demand. This is not expected to change much during the next planning period. Due to the slump in the housing market during the past year, sellers have been further lowering their asking prices for homes. While recovery of the housing market is anticipated, it is not likely to return quickly in Modoc County to the level that it was in 2007.

OVERCROWDED HOUSEHOLDS

Although there is more than one way of defining overcrowded housing units, the definition used in the Housing Element is 1.01 or more persons per room, the same definition used in the U.S. Census Bureau, 2000 and 2010 Census. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the lack of affordable housing available. 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.

Overcrowding is not a significant housing situation in unincorporated Modoc County (see Table 3-12). According to the U.S. Census Bureau, 2000 Census, there were a total of 117 overcrowded households, representing only 4.6% of the total households. By comparison, according to the U.S. Census Bureau, 2011-2015 ACS there were 67 housing units that met the overcrowded definition in Modoc County.

Table 3-12: Modoc County (unincorporated) – Overcrowded Households 2015

Occupants Per Room	All Households (3,745 total)		Owner (2,767)		Renter (978)	
	Number	Percent	Number	Percent	Number	Percent
1.00 or Less	3,678	98.2%	2,698	97.5%	977	99.9%
Overcrowded (1.01 to 1.50)	67	1.8%	69	2.5%	1	0.1%
Severely Overcrowded (1.51 or more)	0	0.0%	0	0.0%	0	0.0%
Total Severely Overcrowded	67	--	69	--	1	--

Source(s): U.S. Census Bureau, 2011-2015 ACS

Significance

If housing becomes less affordable in Modoc County, the overcrowding situation will worsen as lower income families try to squeeze into smaller, more affordable units and multiple families or multi-generational families live in one dwelling unit. There are more crowded housing units in owner occupied than the total number in all households. To compare, overcrowding is more significant within the state (California) with 15.2% of the total households in overcrowded situations. The vast majority of the overcrowded households in Modoc County, 2.5% were owner

occupied units. Overcrowding is, therefore, not a significant issue in unincorporated Modoc County.

D. HOUSING STOCK CHARACTERISTICS

Table 3-13 identifies total housing units for Modoc County in 2000, 2010 and 2015. Since 2010, there has been a net increase of 46 housing units. This is fewer than 10 per year during that time period. This factor suggests a stagnant housing market and very little demand for new housing. Together with the lack of overcrowding, it demonstrated very little demand and a very stagnant local economy and job market.

Table 3-13: Modoc County – Total Housing Units 2000, 2010 and 2015

2000	2010	2000-2010 Increase	2015	2010-2015 Increase
4,807	5,192	8%	5,238	1%

Source(s): U.S. Census Bureau, 2000, 2010, and 2015 ACS

OCCUPIED HOUSING UNITS

Table 3-14 shows total owner-occupied housing units and renter-occupied housing units in Modoc County in 2015. The U.S. Census Bureau, 2010 Census and 2011-2015 ACS, reported that the total number of occupied housing units in Modoc County was 3,745, including 2,768 (74%) that were owner-occupied and 977 (39.2%) that were renter-occupied.

Table 3-14: Modoc County (unincorporated) – Occupied Housing Units 2010 and 2015

Year	Total	Owner Occupied		Renter Occupied	
		Total	Percent	Total	Percent
2010	3,977	2,792	70.2%	1,185	29.8%
2015	3,745	2,768	73.9%	977	26.1%

Source(s): U.S. Census Bureau, 2000, 2010, and 2015 ACS

From 2010 to 2015, the percentage of owner-occupied housing units in unincorporated Modoc County increased slightly by 3.7%. Whereas, renter occupied units decreased by 3.7%. But the number of owner occupied housing units decreased by 232 units and the number of rental units decreased by 208 units.

HOUSING INVENTORY

The County's overall housing inventory (excluding Alturas) grew by about 1.87 percent (or by 73 units) over the last seven years. Most of this growth consisted of increases in single-family, detached units (40 units). Beyond the building of new single-family homes, there were no

reductions in the number of multiple family units. Also, there was a slight increase of 16 mobile home units in the County. Table 3-15 provides an overview of the housing stock in Modoc County.

Table 3-15: Modoc County (unincorporated) – Housing Inventory by Year 2010 and 2017

Housing Unit Type	2010		2017		Difference	
	Units	Percent	Units	Percent	Units	Percent
Total Housing Units	3,785	100%	3,858	100%	73	1.87%
1-Unit Detached	2,818	74.4%	2,858	74.0%	40	1.4%
1-Unit Attached	67	1.8%	84	2.2%	17	1.0%
2 to 4 Units	35	0.9%	35	0.9%	0	0.0%
5 or More	30	0.8%	30	0.8%	0	0.0%
Mobile Home	835	22.1%	851	22.1%	16	1.9%

Source(s): California Department of Finance, Table E-5, Housing Estimates

RESIDENTIAL CONSTRUCTION TRENDS

Table 3-16 demonstrates that the vast majority (99.9%) of housing units in Modoc County were built before 2010. Table 3-16 also indicates that the majority (32%) of Modoc's housing stock was built since 1980. The largest period of home construction occurred from 1960 to 2000, when approximately 49% of the City's current housing stock was constructed. There were 1,514 units or 40.4% constructed before 1960. By 2020, over 90% of Modoc County's current housing stock will be over 40 years old. This indicates the potential need for rehabilitation and general maintenance of these units in the near future.

Table 3-16: Modoc County – Age of Housing Stock

Year Built	Units	Percent
2014 or later	0	0.0%
2010 to 2013	4	0.1%
2000 to 2009	397	10.6%
1980 to 1999	806	21.5%
1960 to 1979	1,023	27.3%
1940 to 1959	686	18.3%
1939 or earlier	828	22.1%
Total	3,745	100.0%

Source(s): U.S. Census Bureau, 2011-2015 ACS

VACANCY

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. This establishes a relationship between housing supply and demand. For example, if the demand for housing is greater than the supply, then the vacancy rate is probably low and the price of housing will most likely increase. According to "Raising the Roof, California Housing Development Projections and Constraints, 1997-2020," the desirable vacancy rate in a community is considered to be 5% to provide adequate housing choice. Generally, when the vacancy rate drops below 5%, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs. Alternatively, many household will choose to live in another community where housing is more affordable requiring that one or more persons in the household are forced to commute to their place of employment.

In 2010, Modoc's total vacancy rate was 21.7% (1,128 units), compared to 28.5% (1,493 units) in 2015 (Table 3-17). The vacancy rate is considered very high and continues to increase. The greater percentage of those units are used for seasonal, recreational or occasional occupancy. The number of vacant units for sale and for rent (as percentage of total vacant units) decreased minimally from 2010 to 2015. Since the vacancy rate is over 10%, there are increased housing choices for prospective renters and buyers in Modoc. The combined higher vacancy rate for both rental and ownership units further demonstrated the lack of a sustainable economy with well-paying jobs to attract workers from other areas of northern California and beyond.

Table 3-17: Modoc County (unincorporated) – Number of Housing Units 2010 and 2015

Type of Unit	2010		2015	
	Units	Percent	Units	Percent
Total Housing Units	5,192	100%	5,238	100%
Occupied Housing Units	4064	78.3%	3,745	71.5%
Total Vacant Units	1,128	21.7%	1,493	28.5%
- For rent	113	10.0%	26	1.8%
- For sale only	80	7.1%	146	9.8%
- Rented or sold, not occupied	28	7.9%	52	3.5%
- For seasonal, recreational, or occasional use	437	38.7%	517	34.6%
- For migratory workers	70	6.2%	78	5.2%
- All other vacant units	400	35.5%	674	45.1%

Source(s): U.S. Census Bureau, 2010 Census and 2011-2015 ACS

Significance

The housing stock is more than adequate to serve Modoc County, but the vacancy rate of 28.5% is unusually high. Even when factoring in the seasonal or recreational and migrant farm worker

housing use of homes, the vacancy rate is tremendous. This suggests that demand for housing is very low. This low housing demand is not attributed to high costs, but instead to a stagnant economy that is losing population, employment and jobs.

EXISTING HOUSING CONDITIONS

A housing condition assessment was provided through U.S. Census Bureau, 2011-2015 ACS. Table 3-18, below provides the assessment. It is noted that in Modoc County there are only 4.3% of the housing units without essential services (plumbing facilities, kitchen and telephone service). In general, the condition of the housing stock is good in Modoc County given the fact that 90% of the housing units will be 40 years old or older in 2020. However, this level of information is not sufficient to provide an accurate understanding of Modoc County's housing conditions.

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 Modoc County 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. While no survey was completed for this update, it is noted in Table 3-16 that the age of the housing stock is indicative of old housing stock that may be in less than good condition with over 40% constructed before 1960. By 2020, over 90% of Modoc County's current housing stock will be over 40 years old. All indications are that due to age and obsolescence, together with an overall depressed economy that there would be many homes in need of rehabilitation.

Table 3-18: Modoc County – Housing Conditions of Occupied Households 2015

Condition	Units	Percent
Occupied Housing Units	3,745	100.0%
Lacking Complete plumbing facilities	32	0.9%
Lacking complete kitchen facilities	27	0.7%
No telephone service available	102	2.7%
Portion of Total	161	4.3%

Source(s): U.S. Census Bureau, 2011-2015 ACS

Housing Costs

Several types of data sources are available to assess the costs and supply of housing. They include median housing value and mortgage oriented cost in terms of available income. Other types of data include costs of housing production (including land and materials, development costs, local government fees, etc.), housing sale prices for new and existing homes, the cost of

financing, and financing options. Modoc County's housing production and acquisition costs are discussed in Chapter 4-Constraints.

Housing Value

Value is defined as the Census respondents' estimate of the amount for which property, including house and lot, would sell if it were on the market at the time of the survey. For several years, sub-prime loans have caused a decline in the residential real-estate market. The resulting foreclosures and short sales have increased available housing inventory and led to a decrease in housing prices. Due to little demand, housing costs in Modoc County continue to be lower than other areas. This level of affordability makes Modoc County an attractive place for retirees.

For-Sale Housing Market

Background: Price Consulting Services conducted a survey of ownership housing in Alturas and in the Modoc County areas in June 2017, using MLS and talking with several realtors in the area. Stevenson Realty provided a complete listing of MLS on their website from which to develop this analysis. See Appendix C for the complete listings.

Ownership Housing Market Summary: There were 60 listings of houses for sale in Modoc County (including Alturas). The combined housing market indicates that the average cost of a house in the Modoc County region is $230,839.

Based on a market report from the 2017 Multiple Listing Service (MLS), the median value of homes currently listed in (May 2017) was $130,000. Of the 64 homes listed in the MLS in May 2017, the least expensive was $37,900 and the most expensive was $1,950,000 (see Attachment 1 for more details.

The $130,000 median value home would be available to a two-person household in the Moderate and above income category, and the 4- to 8-person household in the low and above income category. The only condition in which larger households have greater incomes to afford a more expensive larger house is if it is a non-family household of unrelated individuals are multiple wage earners. A household that sold a home in another housing market coming to a less expensive housing market, such as Modoc County, would have more money to put down on any house and therefore be able to afford one that theoretically would be out of reach in a different location with a different housing market.

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. As illustrated in Table 3-20, median gross rent in Modoc in 2010 was $560 and increased to $653 in 2015, (up 16.3%). By comparison, during that same time period rental rates in Alturas increased by about 25%.

Background: Price Consulting Services conducted a survey of rental housing in Alturas and in the Modoc County areas between March and May 2017 (Appendix B). This consisted of phone calls to several realtors in the area and obtaining information from Stevenson Realty in Alturas, who is the largest property management company in Modoc County. The only other company

that appeared to provide rental management services was Warner Mountain, in Cedarville, who did not respond to inquiries. However, Warner Mountain had a very limited inventory of rental units. Stevenson Realty went out of its way to provide important data to support the findings of this study.

Housing Rental Market Summary: The majority of residential rentals in Modoc County are located within Alturas. These consisted of a variety of single-family (both stick build and manufactured), duplex, apartments and two mobile homes. The rental market in Modoc County, outside of Alturas was limited to single family homes with a few apartment units located in Cedarville. Based on the survey, over 80% of the housing rentals were potentially available to lower income families (those making less than $37,700 annually).

Table 3-19 reflects increasing gross rental housing costs reflected in the U.S. Census Bureau, 2010 Census 2010 and 2011-2015 ACS, in Modoc County. In 2010, 89% of rental homes were available for between $500 and $999 per month in gross rent. The number of units in this rental rate range experienced a slight decrease to 87% in 2015. This trend suggests that the greater supply of vacant housing units is keeping rental rates fairly stable.

Due to limited available water and sewer infrastructure within this rural County, there were only 6 apartment units identified in Modoc County (outside of Alturas), located in Cedarville. Only 2 single-family houses were identified for available rent outside of Alturas. The only mobile homes found to be available for rent were located within the City of Alturas. The apartments were Affordable to Low Income families.

Table 3-19: Modoc County (including Alturas) – Increasing Gross Rental Housing Costs 2017

Rental Housing Characteristic	Number of Units	Average Monthly Rent	Qualifying Income (33% of Income)
Mobile Homes	2	N/A	N/A
Multiple-Family Apartments (including duplexes)	12	$397	$14,292
Single-Family Homes	33	$634	$22,824
Total	47	N/A	N/A

Assumption(s): Qualifying Income consists of 33% of annual household income to pay rent.

Table 3-20: Modoc County (unincorporated) – Gross Rental Housing Costs Ranges 2017

Rent Value Ranges	2010		2015	
	Units	Percent	Units	Percent
Less than $500	440	40.8%	244	28.6%
$500 to $999	517	48.1%	497	58.2%

Table 3-20: Modoc County (unincorporated) – Gross Rental Housing Costs Ranges 2017				
Rent Value Ranges	**2010**		**2015**	
	Units	**Percent**	**Units**	**Percent**
$1,000 to $1,499	64	5.9%	91	10.7%
$1,500 to $1,999	551	5.1%	0	0.0%
$2,000 to $2,499	--	--	22	2.6%
$2,500 to $2,999	--	--	0	0.0%
$3,000 or more	--	--	0	0.0%
No Cash Rent	111	--	124	--
Total	1,076	100%	--	100.0%
	Rent		**Rent**	**Percent**
Median Gross Rent	$560	--	$653	16.6%
Source(s): U.S. Census Bureau, 2010, 2011-2015 ACS				

Wages and Housing Affordability

Housing affordability, for the purpose of Housing Element analysis, is a function of two primary factors:

1. The proportion of total income a household is able to reasonably be expected to expend on housing costs and still meet other essential needs (e.g., the "overpayment" threshold); and

2. The cost of available housing, in the form of mortgage payments and taxes for owner occupants or monthly rent.

Since the determination of housing need often is discussed in terms of household income categories, it is important to define the categories used in this Housing Element at the outset. HUD has established household income categories (very-low, low, moderate and above-moderate), based on a household's earnings relative to Modoc County's median household income, as defined below:

- ***Very-low income*** – 50% of median County income or below (this category includes extremely-low income)

- ***Low income*** – 51% to 80% of median County income

- ***Moderate income*** – 81% to 120% of median County income

- ***Above-moderate income*** – More than 120% of median County income

Note: Although not included among the income categories as part of the RHNP Plan, the Housing Element addresses the needs of "extremely-low income" households (those earning 30% or less of Modoc County median income) in other sections of this element.

For over a decade, the U.S. Department of Housing and Urban Development (HUD) has used the 30%-of-gross income figure to determine the affordable rent or housing cost for Section 8 and other direct assistance programs for very-low income households. The 30% figure is also thought to be the most reasonable figure for the low income group (up to 80% of median income) that rents, rather than owns, their homes. In recent years, the Legislature has indicated some recognition that a higher percentage is realistic for at least the moderate income group, as well as those households in the low income group that can manage to qualify for home ownership.

Affordability, as defined in Section 50052.5 of the State Health and Safety Code allows a higher-than-30% level (generally set at 35%) for owner-occupied housing, in recognition of the willingness of homeowners to sacrifice other disposable income for the benefits of home ownership. This criterion applies only to the upper third of the low income households that earn 70% or more of the median income and to owner-occupants.

This analysis considers the affordability level for all very-low and low income households as 30% of gross income. The affordability level for moderate- and above-moderate income households was assumed to be 35% of gross income.

The determination of housing affordability within each defined income category is based on a household's annual income and the number of persons in that household. Table 3-21 provides the annual income limits for each income category for households of various sizes. Affordability of housing for each income category is typically based on income limits for a four-person household. (Note: These income levels have been established by the HCD as limits for qualification for certain state programs and do not necessarily reflect household incomes within Modoc County.)

Table 3-21: Modoc County (including Alturas) – State Income Limits 2016

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely-Low	$12,400	$16,020	$20,160	$24,300	$28,440	$32,580	$36,550	$38,900
Very-Low	$20,650	$23,600	$26,550	$29,450	$31,850	$34,200	$36,550	$38,900
Low	$33,000	$37,700	$42,400	$47,100	$50,900	$54,650	$58,450	$62,200
Moderate (Median Income)	$41,250	$47,100	$53,000	$58,900	$58,900	$63,600	$68,300	$77,750
Above-Moderate	$49,500	$56,550	$63,650	$70,700	$76,350	$82,000	$87,650	$93,300

Source(s): 2017 HCD

Table 3-22 identifies the maximum monthly housing costs affordable to households in Modoc by income group. Affordability is based on a household paying up to 30% of their monthly income toward housing. Compared to the median rental rates in Table 3-20, housing costs in Modoc are not affordable to smaller households in the extremely-low and most of the very-low income

households, but are affordable to most low income households. As noted above, income is not necessarily correlated to household size. Based on the 2010-2015 Rental Market Study conducted over 75% of the rental units surveyed in Modoc were unaffordable to very-low income households (refer to Appendix D). Moderate and above-moderate income households can generally afford the median rent and sales prices.

Table 3-22: Modoc County – Maximum Monthly Housing Costs 2016

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely-Low	$310	$400	$504	$607	$711	$814	$914	$972
Very-Low	$516	$590	$664	$736	$796	$855	$914	$972
Low	$825	$942	$1,060	$1,177	$1,272	$1,366	$1,461	$1,555
Moderate	$1,203	$1,374	$1,546	$1,718	$1,718	$1,855	$1,992	$2,268
Above-Moderate	$1,444	$1,649	$1,856	$2,062	$2,227	$2,392	$2,556	$2,721

Source(s): Price Consulting Services and HCD

Table 3-23, below, provides examples of typical wages in Modoc County for several common occupations. These occupations are representative of jobs available in Modoc County. It should be noted that mean annual earnings for each occupation are based on full-time employment (not including employer funded benefits) and do not reflect what a part-time worker, such as those employed in the retail, restaurant, and fast food industries, would earn annually. Wage data is provided to assist in a comparison of a household's earnings with typical housing costs in Modoc County. This illustrates the need to provide for housing to Modoc County's workforce.

Table 3-23: Modoc County – Typical Wages by Occupation 2015

Occupation	Mean Hourly Wage	Mean Annual Earnings
Warehousing and Retail Employees	$9.90	$20,584
School Bus Driver	$13.42	$27,923
Office Assistant	$15.26	$31,744
Postal Services, Mail Carrier	$24.30	$50,533
Middle School Teacher	$21.33	$44,374
Cook	$12,95	$26,941
Truck Driver	$21.33	$44,374

Source(s): U.S. Department of Labor, Occupational Employment (May 2015) 1st Quarter, for Northern Mountains Region, including Modoc County

Table 3-24 shows the maximum rents and sales prices, respectively, that are affordable to very-low, low, moderate, and above-moderate income households. Affordability is based on a household spending 30% or less of the total household income for shelter. Affordability is also

based on the maximum household income levels established by HCD (Table 3-22). The annual income limits established by HCD are based on those used by HUD for administering the Section 8 program. Maximum affordable sales price is based on the following assumptions: 4% interest rate, 30-year fixed-rate loan, 10% down-payment for extremely-low, very-low, and low income households (plus mortgage insurance), 20% down-payment for moderate and above-moderate income households, 1.125% property tax and assessments, and 0.35% homeowners insurance.

In order to provide an idea of affordable housing costs by income group, affordable home sales prices are estimated for 2-person households and four-person households (See Table 3-24). Modoc County's median home sales price of $130,000 is within reach of moderate income families in a two-person household and a low income household in a 4-person household. The latter would more than likely require that there are multiple wage earners.

Table 3-24: Maximum Mortgages 2015

Income Group	2 Person		4 Person	
	Affordable Home Sale Price*	Monthly Housing Cost	Affordable Home Sale Price*	Monthly Housing Cost
Extremely-low	$53,400	$236	$81,000	$348
Very-low	$78,667	$328	$98,167	$435
Low	$125,667	$524	$157,000	$695
Moderate	$134,571	$687	$168,256	$859
Above-moderate	$161,571	$825	$202,000	$1,032

** Maximum affordable sales price is based on the following assumptions: 4.125% interest rate, 30-year fixed-rate loan, 10% down-payment for extremely-low, very-low, and low income households (plus mortgage insurance), 20% down-payment for moderate and above-moderate income households, 1.125% property tax and assessments, .35% homeowners insurance and .52% mortgage insurance.*

An online (www.mlcalc.com) mortgage rate calculator was used to provide the various monthly housing costs values in Table 3-24. The actual rates "reported" as calculated were approximately +/-4%. Homeowners (hazard) insurance is also extremely variable. Many factors influence the total annual cost of this insurance. These factors include, but are not limited to location (in a city or outside of city), size of home, construction materials used, distance to fire station, rating of that fire station, distance from a fire hydrant, proximity to wild land fire areas, etc. The 0.35% provided in Table 3-24 is taken from the Federal Reserve Board and is considered an "average" value.

Lower Income Households

According to 2013 HCD housing data in Table 3-25, the amount of owner-occupied, lower income households was 224 (30.2%) of 741 total owner-occupied households, up from 20.7% in the year 2000. Renter-occupied lower income households accounted for 451 (82.6%) of 546 total renter-occupied households, up from 16.8% in 2000. A low percentage of owner-occupied housing units, low median household income, low education attainment, and a high

unemployment rate, when compared to State averages, Modoc County, and comparable communities, indicates the continued limited financial capacity of the County's households to afford housing. In all, 52% of the City's households are in lower income category.

Overpayment

HCD housing data provides further insight to affordability when reviewing the number of households identified as paying more than 30% of their monthly income for shelter cost. This condition is referred to as "overpayment," which compares the total housing cost for a household to the ability of that household to pay. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

According to the HCD 2006-2010 data, over 70% of renters and over 60% of owners are paying over 30% of their income on housing. Lower income households have much higher overpayment rates than moderate- and above-moderate income households. Collectively, low income households, those earning between 50% and 80% of the area median income (AMI), currently overpay at the highest rate, approximately 69%. Of the extremely-low income group, owner-occupied households have the highest rate of overpayment, with about 61% paying more than 30% of their income for housing. Table 3-25 identifies overpayment by income group and by tenure, illustrating that households in the lower income categories are those that overpay the most.

Table 3-25: Modoc County – Households by Income Level and Overpayment 2010

Household Overpayment	Owners	Renters	Total
Extremely-Low Income Households	97	161	258
Percent with Cost Burden >30%	66.0%	57.8%	60.9%
Very-Low Income Households	29	225	254
Percent with Cost Burden >30%	31.0%	78.7%	73.2%
Low Income Households	98	65	163
Percent with Cost Burden >30%	68.4%	83.1%	74.2%
Total of Extremely-Low, Very-Low, and Low Income Households / those paying >30%	224 / 62.5%	451 / 71.8%	675 / 68.7%
Moderate Income Households	303	52	355
Percent with Cost Burden >30%	63.0%	21.2%	56.9%
Above-Moderate Income Households	214	43	257
Percent with Cost Burden >30%	41 6%	0.0%	34.6%
Total Households	741	546	1,287
Percent with Cost Burden >30%	71.8	61.4	67.4

Source(s): 2007-2011 ACS; HCD-prepared 2014 Housing Element Data Package

SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, developmentally and physically disabled persons, large-family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems.

Extremely-Low Income Households

Table 3-26: At-Risk (Lower Income with >30% Overpayment) Households 2010

Income Groups Paying Over 30%	Owners	Renters	Total
Extremely-Low Income Households / Percent of all Households	64 / 5.0%	93 / 7.0%	157 / 12.2%
Very-Low Income Households / Percent of all Households	9 / 0.7%	177 / 13.8%	186 / 14.5%
Low Income Households / Percent of all Households	67 / 5.2%	54 / 4.2%	121 / 9.4%
Total of Lower Income Households / Percent of all Households	140 / 10.9%	324 / 25.2%	464 / 36.1%

Source(s): 2007-2011 ACS; HCD-prepared 2014 Housing Element Data Package

Extremely-low income households and very-low income households (particularly renters) experience the highest incidences of overpayment for housing and are most at risk of becoming homeless or temporarily homeless. These households can also consist of families of farmworkers/farm laborers.

Loss of a job, dissolution of a marriage or long-term relationship, onset of or increase of the severity of a disability, an increase in rental rates or other housing costs are all potential causes of a person becoming homeless. Households that would be most susceptible to these conditions are households that are experiencing severe cost burdens. Households with extremely-low income have a variety of housing situations and needs, and often receive public assistance, such as SSI or disability insurance.

Seniors

Seniors are considered persons aged 65 or older in this Housing Element. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care

and financial affairs, public administration assistance to manage and resolve estate issues and networks of care to provide a wide variety of services and daily assistance.

As illustrated in Table 3-27, approximately 1,812 persons in Modoc County (18.9%) were 65 years and older in 2010. In 2015, those figures increased to 2,068 or 22.6%. In 2015, there were 1,217 aged 65 to 74 (13.3%), 613 were aged 75 to 84 (6.7%), and 238 were aged 85 or older (2.6.5%).

From 2010 to 2015, all three (3) senior age groups increased as a percentage of Modoc's population. The 65 to 74 age group increased by 12.9%; the 75 to 84 age group increased by 11.7%; and the 85 years and older age group increased by 28.67%. The overall senior population increased by 14.1% from 2010 to 2015;

Table 3-27: Modoc County (unincorporated) – Senior Population Age 2010

Age Ranges	2010		2015		Percent Change
	Persons	Percent	Persons	Percent	
65 to 74 years	1,078	11.2%	1,217	13.3%	12.9%
75 to 84 years	549	5.7%	613	6.7%	11.7%
85 years and over	185	1.9%	238	2.6%	28.6%
Total 65 and over	1,812	18.9%	2,068	22.6%	14.1%

Source(s): U.S. Census Bureau, 2010 and 2011-2015 ACS

Table 3-28, summarizes senior households in Modoc County by age and tenure. In 2010, there were 609 owner-occupied senior households age 65 and older (21.9% of all age 65-and-older households). Additionally, there were 98 renter-occupied senior households 65 years and over (7.7% of all age 65-and-over households) in 2010.

Seniors tend to prefer affordable units in smaller single-story structures, located in close proximity to health facilities, transportation, entertainment, and other services. The senior age categories continue to be a large percentage of the population in Modoc County.

Table 3-28: Modoc County (unincorporated) – Senior Households by Tenure 2010

Age Range	Owners		Renters	
	Number	Percent	Number	Percent
65 - 74 years	609	21.9%	98	7.7%
75+ years	467	16.7%	83	6.5%
Total	1,076	38.6%	181	14.2%

Source(s): U.S. Census Bureau, 2010 Census

Large Households

Large Households are defined as those households containing 5 or more persons. Income is a major factor that constrains the ability of households to obtain adequate housing. Larger units are more expensive and most units with over 3 bedrooms are typically single-family homes, instead of multi-family rental units. Large family households are considered a special needs group because there is generally a limited supply of adequately-sized housing to accommodate their needs. Table 3-29 illustrates large households in total, by tenure, and as a percentage of all households (by tenure) in Modoc.

Table 3-29: Modoc County (unincorporated) – Large Households as a Percentage of All Households 2000 and 2010

Tenure	2000		2010		Change
	Number	Percent	Number	Percent	Percent
Owner-Occupied	179	6.7%	155	5.6%	-13.4%
Renter-Occupied	143	12.8%	146	11.5%	2.0%
Total	322	19.5%	301	17.1%	-6.5%

Source(s): U.S. Census Bureau, 2000 and 2010 Census

Between 2000 and 2010, the total number and percentage of large households in Modoc decreased by 6.5%. In 2000, there were 322 (19.5% of all households) large households in Modoc County and by 2010, the number decreased to 301 17.1% of all households). Large households comprised approximately 5.6% of all owner-occupied households and approximately 11.5% of all renter-occupied households in 2010.

The more persons in a household, the more bedrooms are needed to accommodate that household. Specifically, a 5-person household would require 3 to 4 bedrooms, a 6-person household would require 4 bedrooms, and a 7-person household would require 4 to 6 bedrooms. Table 3-30 indicates the number of housing units by bedrooms. Three-bedroom homes (41% of all homes) are by far the most common in Modoc County, followed by 2-bedroom homes comprising 34.6% of the total.

Table 3-30: Modoc County (unincorporated) – Number of Bedrooms and Total Housing Units 2010

Dwellings by Bedrooms Count	Total Units	Percent
No bedroom	118	2.30%
1 bedroom	427	8.20%
2 bedrooms	1,813	34.60%
3 bedrooms	2,148	41.00%
4 bedrooms	559	10.75%

5 or more bedrooms	173	3.30%
Totals	5,238	100.15%
Source(s): U.S. Census Bureau, 2011-2015 ACS		

Over 50% of all dwelling units have 3 or more bedrooms. Overcrowding is not a significant factor in Modoc County.

Single-Parent Households

Table 3-31 identifies a total of 149 female-headed households (8.6% of all households). There are no statistics available for single male head of households in Modoc County. Although the housing needs of female-headed households are usually greater than those of male-headed households, it is important to recognize the housing needs of both groups because male-headed households also have only one income. A larger percentage of female-headed households have children and females typically have lower incomes than males. There is a relatively small percentage of female headed households in Modoc County. A larger number or percentage of single-parent households in Modoc County would indicate a need for more daycare facilities.

Table 3-31: Modoc County (unincorporated) – Single-Parent Households 2010

Category	Number	Percent
Female Household (no husband present)	149	8.6%
– With own children	89	5.1%
– Without own children	60	3.5%
Source(s): U.S. Census Bureau, 2007-2011 ACS; HCD-prepared 2014 Housing Element Data Package, 5th Cycle		

Disabled Persons

A disability includes, but is not limited to, any physical or mental disability as defined in California Government Code section 12926. A mental disability involves having any mental or psychological disorder or condition, such as a 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 a major life activity by making the achievement of major life activities 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 oneself 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 into the housing situation. The disabled 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 counter tops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights space.

The 2011-2015 ACS recognizes six types of disabilities including hearing, vision, cognitive, ambulatory, self-care, and independent living (independent living disability consists of a person living independently with need for assistance, such as not being able to take a bath). A disability is further defined as a mental, physical, or health condition that lasts over 6 months and persons may have more than one disability. According to the 2011-15 ACS, there were 3,624 disabilities in the population of Modoc County. However, this is not to say that there were 3,624 disabled persons in Modoc County, but rather 3,624 disabilities. By comparison, Alturas also reported a total of 1,078 disabilities.

Table 3-32: Modoc County (unincorporated) – Disabilities by Disability Type 2015

Disability Type	Population Age 5-64		Population Age 65+		Total	
	Number	Percent	Number	Percent	Number	Percent
Hearing Disability	242	13.3%	492	27.3%	734	20.2%
Vision Disability	150	8.2%	250	13.9%	400	11.0%
Cognitive Disability	473	25.9%	154	8.5%	627	17.3%
Ambulatory Disability	432	23.7%	461	25.6%	893	24.6%
Self-Care Disability	235	12.9%	174	9.6%	409	11.3%
Independent Living Disability	292	16.0%	273	15.1%	565	15.6%
Total Disabilities	1,824	100.0%	1,804	100.0%	3,628	100.0%

Source(s): U.S. Census Bureau, 2011-2015 ACS

As illustrated in Table 3-32, above, the 2011-2015 ACS reports that of the 893 disabilities in Modoc County, approximately one-third were ambulatory disabilities. Ambulatory disabilities were most pronounced amongst those aged 5 to 64, with 432 affecting 8.5% of the total population in Modoc County. In all, approximately 30.8% of the total population of Modoc County had some form or type of disability that may impede their ability to earn an adequate income or find suitable housing accommodations to meet their special needs. Approximately 22.6% of the total Modoc County (unincorporated) population is comprised of persons over 64 years old living with at least one disability. Therefore, many in this group may be in need of housing assistance.

The total number of individuals with disabilities is not known, as the above table only reports types of disabilities (some can have multiple disabilities). No matter, there appears to be a high number of people with disabilities in the unincorporated county.

Persons with a Developmental Disability

Disability categories include persons with developmental disabilities. "Developmental disability" means a disability that originates before an individual attains the age of 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This term includes mental retardation, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, does not include other handicapping conditions that are solely physical in nature.

While the U.S. Census Bureau reports on mental disabilities, which include developmental disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe life-long disabilities attributable to mental and/or physical impairments. As shown in Table 3-33, the DDS data indicates that approximately 52 developmentally disabled persons reside in Modoc County.

Table 3-33: Modoc County (unincorporated) and Alturas Combined – Developmental Disabilities 2013

Ages	Number
0 to 9 years	4
10 to 21 years	11
22 to 31 years	13
32 to 41 years	11
42 to 51 years	5
52 to 61 years	5
62 and over	3
Total	52

Source(s): 2013 HCD Housing Element Data Package, 5th Cycle

Farm Worker Housing

The housing needs of permanent farm workers are no different from those of other employment groups. Such needs consist of housing that is affordable in relation to income, that meets acceptable housing standards, and that is reasonably accessible to the site of employment. Seasonal or part-time farm workers who do not leave the area, and seek year-round residency in the area, have similar needs; but their income is likely to be considerably less than year-round employees, and these individuals may require subsidized housing or employer-based housing.

Seasonal migrant workers typically have even less income available for housing because of their need to minimize expenses to meet off-season needs. As a result, migrant farm workers may seek housing in a labor camp or may rent an available and inexpensive unit (which may be shared among several workers). If such housing is not available, migrant farm workers may resort to substandard shelters -- ranging from vehicles to tents or other forms of temporary shelter. Because migrant farm workers desire to reside near the work sites, most farm worker housing should be provided in these unincorporated areas; farm workers with reliable transportation could reside within the City limits.

As noted in Table 3-34, approximately 20% of the Modoc County workforce is employed in Agriculture, Forestry, Fishing and Hunting and Mining. This study indicates that there is a need for approximately 642 rental units requiring rental subsidies, most of which are farmworkers with their families.

Table 3-34: Modoc County (unincorporated) / Alturas – Employment by Industry 2015

Industry	Modoc		Alturas	
	Number	Percent	Number	Percent
*Civilian Employed persons 16 years and over	3,334	100%	1,024	100%
Agriculture, Forestry, Fishing and Hunting, and Mining	642	19.3%	97	9.5

Source(s): U.S. Census Bureau, 2015 Census and 2011-2015 ACS

Civilian includes individuals aged 18 or older who are part of the non-institutionalized population living in the United States.

Disadvantaged, Unincorporated Communities

SB 244, signed into law on October 7, 2011, requires that the General Plan identify and address needs of disadvantaged communities located within Modoc County. Under Local Agency Formation Commission (LAFCO) Cortese-Knox-Hertz Code Section 56033.5, a disadvantaged community is defined to mean inhabited territory (12 or more registered voters), or as determined by LAFCO policy, that constitutes all or a portion of a "disadvantaged community," which is defined in the Water Code (§79505.5) to be "a community with an annual median household income (MHI) that is less than 80% of the statewide annual median household income." 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.

Appendix H of this Housing Element includes a complete analysis of disadvantaged communities in Modoc County. In summary, there are ten disadvantaged unincorporated

communities in Modoc County, including Adin, Canby, Cedarville, Eagleville, Fort Bidwell, Lake City, Likely, Lookout, Newell, and New Pine Creek. It is noted that Daphnedale Park, an unincorporated disadvantaged community adjacent to, and within the Sphere of Influence of Alturas, is not included in this report. Alturas is required to address Daphnedale Park in their future Housing Element update as part of SB 244.

SB 244 analysis requires that each of these communities be evaluated for water, wastewater, storm drainage and fire protection service deficiencies. In summary, all of these communities were deficient in all of these service and infrastructure categories to address potential future housing growth. However, for the purposes of targeting communities in Modoc County that could best accommodate growth with improvements to these services, Newell and Cedarville were identified as the best candidates. Newell already has public water and wastewater services provided by the Newell County Water District. However, improvements are needed in Newell to allow future development of affordable housing. Cedarville, which has a public water system, has a wider range of community services available to accommodate growth, such as a hospital, schools, and a wider variety of housing types, including some apartments. Cedarville, is therefore targeted for improvement to public infrastructure, such as wastewater needs. Several programs in this Element include enhancements to public services in these two communities, such as the need for a storm water master plan, funding for additional urban level services, such as public water and wastewater.

Although not analyzed in depth, a major disadvantaged community, Daphnedale, which is adjacent to Alturas, is also located within the City's Sphere of Influence. This area is supplied public sewer through the City's public wastewater system. This area should be annexed to Alturas to take advantage of other public services, such as water, storm water drainage and police services.

Accessory/Second Units

Government Code Section 65852.150 states: "Second units provide housing for family members, students, the elderly, in-home health-care providers, the disabled and others, at below-market prices within existing neighborhoods." The County issued permits for 9 second dwelling units between 2009 and 2014. Modoc County recently amended the Zoning Code to establish a ministerial process for manufactured homes, multiple family projects, accessory dwellings and second dwelling units and have created permit streamlining as required by changes to state law Based on the average of permits processed over the past few the Planning Division estimates that an additional 5 residential accessory/second units will be permitted through the remainder of the planning period (2014-19).

Homelessness

The federal definition of a homeless person per the McKinney Act is cited as follows:

> *"A person is considered homeless when the person or family (a) lacks a fixed, regular, nighttime residence, or (b) has a primary nighttime residence that is a supervised, publicly-operated shelter designated for providing temporary living*

accommodations, or (c) is residing in a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings."

Families and Persons in Need of Emergency Shelter (Homeless Needs)

According to the U.S. Census Bureau, 2000 Census, there were 5 people living in an emergency housing situation, which includes homeless shelters or homes for abused persons. There were no homeless identified in 2010 Census, although there were 152 people living in the unincorporated portion of Modoc County in "other non-household living situations," which is a category for people with no regular or permanent place of residence and not living with family, friends, or at a shelter designed to house homeless people. Most people in this category are homeless without a place to stay and are living at places not designed to house people (for example, in a YMCA or an outdoor camp). An exception to this Census data is that the students at Environmental Alternatives facility in Canby were placed in this category. These individuals are temporarily schooled in Canby, but are not homeless, so this would be a misclassification of this population.

Staff of the Modoc County Sheriff's Department estimates the number of chronically homeless persons living in Modoc County to be very limited. They might receive a few calls per year regarding people that are "passing through" and are not looking for assistance in the area. Training Employment and Community Help, Inc. (TEACH), located at 112 East 2nd Street in Alturas, a broad based, multipurpose, non-profit 501(c) 3 organization that administers a wide variety of programs funded by grants federal, state, and private funding sources and the Modoc County Social Services Department offer aid to persons in need of emergency shelter. TEACH indicated that they periodically receive requests for housing assistance from homeless or persons at risk of being homeless. Based on correspondence received in May 2017, Legal Services Northern California, provided services to 8 people who were either homeless or at risk of being homeless in Modoc County in 2016. TEACH provides an emergency shelter program to indigent and homeless people by issuing vouchers for motels. TEACH provided 75 vouchers to approximately 75 homeless families in 2016. According to Carol Collins, Executive Director for TEACH (September 12, 2017), the Voucher program is being offered more restively in 2017, due to problems with voucher users who have abused the program. Ms. Cullins indicated that Modoc County and Alturas need to develop a longer-term solution for temporary, homeless needs in Modoc County that might include setting up a temporary shelter.

Resources

The Modoc County Department of Social Services and the Modoc Siskiyou Community Action Agency include services designed to help homeless people get back on their feet. Both agencies have locations in Alturas.

Families receiving Cal Works that are in need of immediate shelter are able to obtain assistance from the Modoc County Social Services Department. In 2007, 19 requests for temporary shelter were granted a total of 64 days; six requests for aid with permanent homes were granted. In 2008, one request for temporary shelter was granted a total of 16 days; four requests for aid with permanent homes were granted.

Modoc County is part of a 7-county Continuum of Care seated in Shasta County (Redding), including Modoc, Shasta, Del Norte, Lassen, Plumas, Sierra and Siskiyou counties. As of 2017, the Continuum of Care provides 51 units of supportive housing for chronically homeless mentally ill persons who reside within the entire 7-county area. The Agency recently received grant funding to develop a Homeless Management Information System (HMIS) which will help the region track homeless needs. Modoc County will have access to this system starting January 2018.

Other resources available to Modoc County for emergency shelter services include state and federal funding. For example, the California CalWORKs homeless assistance program was recently changes to allow the CalWORKs program to provide homeless assistance once per year rather than once in a lifetime. This program may be helpful to CalWORKs eligible families in Modoc County. Additionally, there is also a Family Stabilization Program through CalWORKs that can provide housing assistance to CalWORKs recipients in crisis.

Significance

The special housing need that is generating the greatest concern in Modoc County is the number of units available for disabled persons. Modoc County has a disproportionate number of disabled persons because it attracts people in their upper-middle ages who are more likely to have a disability than younger people, as well as younger people who are disabled because Modoc County offers a more affordable living alternative to disabled people who are limited in their income potential.

Modoc County recently updated the Zoning Code to identify zones near communities with nearby services, such as Cedarville and Daphnedale Park for which there is sufficient opportunities to allow emergency shelters in accordance with SB 2. Also, the Code was amended to accommodate transitional and supportive housing. Please refer to Appendix D of this Housing Element.

Publicly Assisted Housing

There are 163 publicly assisted housing units in Modoc County, most located within Alturas. Only one project, the Newell Migrant Center, in Newell, located outside of Alturas, has 40 units. Modoc County has no authority to address housing needs within Alturas for these other projects, but, as shown in Table 36, all contracts associated with these projects have a low risk of expiring.

Table 3-35: Modoc County Public Assisted Housing 2017

Name / Address	Assisted Units	Total Units	Assistance Type	Risk Level
Alturas Meadows Apartments 506 East 12th Street, Alturas, CA 96101	47	48	515 / LIHTC / HUD	Low
Modoc West Apartments 310 West Second Street, Alturas, CA 96101	12	12	515	Low
Newell Migrant Center	40	42	514	Low

CA-139, Newell, CA 96134				
Alturas Gardens 310 East McDowell Street, Alturas, CA 96101	64	64	HUD	Low

The Section 8 Housing Assistance Program for Modoc County is administered by the Shasta County Housing Authority. The Authority also administers this program for Shasta, Siskiyou, and Trinity Counties (including all communities and incorporated areas within these Counties). As of September 2017, the Authority was serving less than 16 families with Section 8 vouchers within Modoc County, all except for 1 family, located within Alturas. This limited use of Section 8 funds in the County, may partially be due to the method of allocation used by the Housing Authority. However, Modoc County should continue to provide information to the public, and those in need of this type of housing. Program 3.1 of this Housing Element includes measures to work with the Housing Authority to increase availability to Modoc County residents and to provide information to the public at County offices and partner agencies, such as TEACH and Legal Services of Northern California.

The average monthly tenant contribution to rent by Shasta County Housing Authority voucher holders in 2016 was $372 and the average monthly HUD expenditure per voucher holder was $535. The average utility allowance across all voucher recipients is $113. The Authority's voucher program has an annual turnover of 13% having issued approximately 71 vouchers in the 2016. The average voucher holder has received housing benefits for 6 years and 6 months. According to the 2016 PSH database, persons who were issued a voucher in the preceding 12 months waited an average of 16 months on the waiting list.

Mobile Homes within Mobile Home Parks

According to the Housing and Community Development records found at https://casas2prodwlext2.hcd.ca.gov/casas/cmirMp/onlineList approximately 50 mobile home housing units were located Modoc County mobile home parks in 2017 (excluding Alturas). This excludes mobile homes which are located separately on individual lots as referenced in Table 3-15. These 50 mobile homes represent less than two percent of the total housing inventory for Modoc County. Nonetheless, these few units provide a valuable source of affordable housing for residents of Modoc County. Several years ago, California legislature recognized the difficulty a mobile home owner faces when a park closes or is converted to a different use. However, Modoc County has not experienced any park conversions over the planning period and such conversions don't seem imminent giving the housing market conditions. However, Modoc County could consider establishing regulations that would restrict mobile home park conversions.

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CHAPTER FOUR: CONSTRAINTS TO AND RESOURCES FOR HOUSING PRODUCTION

This first part of this chapter discusses constraints to housing conservation and production. The section discusses what resources are available to help conserve and produce more housing in Modoc County.

Small and large home building organizations alike face a variety of constraints, in terms of costs and timing, in their attempt to construct new housing. Ultimately, these constraints limit the number and increase the cost of housing units which are constructed. Although constraints to residential development in Modoc County may be classified generally as governmental and non-governmental, there is often a strong interrelationship between these factors. And while many factors limiting housing production are market driven, jurisdictions have some control in instituting policies and programs to address the constraints or limiting factors. Modoc County's housing program includes policies and actions designed to reduce or overcome constraints for the development of housing for all income levels. In addition, this section will address what resources Modoc County has to help in the production of this housing. A Capacity Analysis is included that presents the amount of vacant residentially zoned land is available in Modoc County to demonstrate Modoc County's ability to comply with the Regional Housing Needs Allocation.

Another aspect of constraints come from the private sector. These constraints include mortgage financing, construction costs and more recently the difficulty of obtaining fire insurance for lands within the Sate Responsibility area (wildland hazard area).

GOVERNMENTAL CONSTRAINTS

Governmental constraints, such as costs and processing time, consist of potential and actual policies, standards, requirements, fees, and/or actions imposed by the various levels of government on development, which serve to ensure public safety and welfare with respect to housing construction and land-use issues. Federal and state agencies, along with their respective regulations also play a role in the imposition of governmental constraints. As is the case, they are beyond the influence of local government, and therefore cannot be effectively addressed in this document. The governmental controls unique to Modoc County that affect housing development are discussed further below.

Land-Use Controls

The Land Use Element sets forth policies for guiding local land-use development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses. Table.4-1 shows the General Plan land-use districts in Modoc County that permit residential uses.

Table 4-1: Modoc County (unincorporated) – General Plan Land-Use Designations Permitting Residential Use		
Land-Use District	**Density (units per acre)**	**Character**
General Agriculture (AG)	One dwelling and accessory uses, on at least 40 acres.	Lands suitable for grazing, dryland farming. This designation can include irrigated land and non-agricultural uses, including isolated residential and commercial development, although emphasis is on agriculture.
Rural Residential (RR)	One unit per 1 to 15 acres unless otherwise zoned (i.e., RR-5). No lot less than one unit per 2 acres allowed unless public water/sewer is available.	The purpose of the RR designation is to permit residential development and maintain rural character, and to reduce residential development impacts on the environment which might occur with more intense development.
Low-Intensity Residential Zone (R)	Up to 7 units per acre with public water/sewer or one unit per 3 acres without public water/sewer.	This designation provides for a lower density residential environment in terms of lot size and dwelling density than available in the RH zone. This zone is consistent with the Urban Aras and Rural Residential General Plan designations.
High-Density Residential Zone (RH)	Up to 13 units per acre with minimum with public water/sewer or one unit per 3 acres with no public water/sewer.	This designation has been recently amended to include the high density 13 units per acre default density required by HCD to meet Modoc County's obligation for high density requirements. This designation provides sufficient space in appropriate locations for residential development of all densities to meet the varying housing needs of existing and expected future population. Provides appropriate space for public and quasi-public uses and other private uses necessary to serve the needs of the residential. Regulations in this zone are necessary to protect residential areas against fire, toxic substances, hazards, noise, odors, etc.
Source(s): Modoc County General Plan		

Residential Development Standards

Generally, residential development standards can limit the number of units that may be constructed on a particular piece of property. These include density, minimum lot and unit sizes, height, and open space requirements. By limiting the number of units that could be constructed,

the per unit land costs would necessarily be higher and, all other factors being equal, result in higher development costs that could impact housing affordability.

Modoc County regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as to implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods by ensuring that the land uses in the community are properly situated in relation to one another, providing adequate space for each type of development. The Ordinance sets forth specific residential development standards, as summarized in Table 4-2, for each of the following residential districts as contained within Modoc County as follows:

- RH – High Density Residential Zone
- RL – Low Intensity Residential Zone
- RR – Rural Residential
- AG –Agriculture General
- AE –Agriculture Exclusive

Table 4-2: Modoc County – Zoning Code Residential Development Standards

Zoning District and Development Type	Minimum					Maximum		
	Lot Area (sq. ft.)	Residential Density (dwelling units/ net acre)	Front Yard Setback	Side Setback Min. Total	Rear Setback	Height	Building Coverage Ratio (%)	Parking
RH – High Density Residential								
Residential	6,000 sq. ft. with PW&PS 15,000 sq. ft. with PW 3 acres without PW&PS	Maximum 13 units per acre* with PW & PS	20	5	5	50 (2 stories max)	60%	2 per unit
RL – Residential Low								
Residential	10,000sq. ft. with PW&PS 15,000 sq. ft. with PW	Not specified	20	5	5	50	60%	_____
RR – Rural Residential								
Residential	1-15 acres	Not specified	20	30	30	Silent	Silent	2 per unit

Table 4-2: Modoc County – Zoning Code Residential Development Standards

Zoning District and Development Type	Minimum					Maximum		
	Lot Area (sq. ft.)	Residential Density (dwelling units/ net acre)	Front Yard Setback	Side Setback Min. Total	Rear Setback	Height	Building Coverage Ratio (%)	Parking
LI - Low Intensity								
Residential	20 acres		20	10	10	Silent	Silent	2 per unit
AG – General Agricultural								
Residential	40 acres	Not specified	20	5	5	Silent	1%	2 per unit
AE – Exclusive Agriculture								
Residential	75 acres	Not specified	20	50	50	Silent	10%	2 per unit

** Recently amended.*

Source(s): Modoc County General Plan and Zoning Ordinance

Both the Modoc General Plan and Zoning Code have recently been amended to provide for a maximum density of 13 units per acre to comply with HCD's default density standard that is considered adequate to encourage the development of housing for lower income households in Modoc County. All residential development in the RH zone is allowed as use by right meaning no discretionary permits are required. The Residential-High Density zone encourages and facilitates a variety of housing types in accordance with Government Code Sections 65583(c)(1) and 65583.2(c). The smallest parcel size is 6,000 square feet with public water and public sewer (may be developed up to 13 dwelling units/acre), 15,000 square feet with only public water provided (2.9 dwelling units/ac), and 3 acres where public water and sewer is not available. Where feasible, based on the availability of infrastructure, the Residential High-Density zone allows for multifamily housing which is critical to providing the variety of housing necessary to address the needs of lower income families and workers as well as the provision of transitional and supportive housing.

During the last planning period state laws changed, requiring that second units be allowed provided that certain design standards are met, such as setbacks. Furthermore, a new accessory dwelling program (AB 2299, AB 2406, and SB 1069) was adopted by the State. Accordingly, Modoc County amended their Zoning Code to allow accessory dwellings by right in any residential zone provided that there is a primary dwelling onsite in compliance with AB 2299, AB 2406, and SB 1069.

The Subdivision Ordinance governs the process of converting vacant land into building sites. It allows Modoc County to control the design of new subdivisions so that its pattern of streets, lots, public utilities, etc. will be safe, pleasant and economical to maintain. Overly restrictive standards can result in greater land development costs and/or lack of development interest. However, well designed subdivisions can cost less to maintain and result in reduced living costs.

The Subdivision Ordinance requires on- and off-site improvements that do not create any undue obstacles or constraints in the provision of any housing type. Rather, the required improvements ensure the provision of adequate utilities, efficient access for public safety services, and the ability to maintain quality, livable neighborhoods and communities. There is an overabundance of residential sites already in existence in unincorporated Modoc County capable of meeting the housing need due to the creation of numerous "Recreational Subdivisions" in the mid 1960's to early 1970's. These subdivisions were zoned "RH" High Density Residential in 1989. The most prominent sites include California Pines with nearly 11,000 undeveloped residential lots and Modoc Recreational Estates with about 2,000 undeveloped lots.

Off-Street Parking: The Modoc County Zoning Ordinance requires parking spaces for a single-family dwelling based on the number of bedrooms. Specifically, a 1-bedroom or second dwelling unit requires one space per unit. Two or more bedrooms in a residence requires two spaces.

For multiple-family units, one parking space per unit is required for a studio apartment or 1-bedroom unit. For 2 or more multi-family bedrooms, 2 spaces per unit are required. This is not considered an excessive requirement nor a significant impediment to housing development.

A. DEVELOPMENT REVIEW AND PERMIT PROCESSING

Review Process: Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. No separate design review for residential development is required. However, the time and cost of permit processing and review can be a constraint to housing development if these constraints place an undue burden on the developer.

The permitting and review process for residential projects can include conceptual development review and is required to include preliminary and final development review. This process provides the opportunity for review and correction of the application by the staff, and other governmental agencies. The time necessary to complete the review process is generally dependent on several factors including the complexity of the project being proposed, the various land use applications required, the timing related to the environmental review process to name a few. Table 4-3 outlines housing types allowed by zone either by right, which is a permitted use (Under Modoc County's Zoning Ordinance Permitted Uses are not discretionary permits and they are approved administratively by staff). The RH District, for example, allows apartment development up to a maximum density of 13 units per acre. Table 4-3 list the type of permits required for various uses regulated in the Zoning Code.

The time required for project approval is not so much a factor of the approval body (Planning Director versus Planning Commission), but the complexity of the project and associated environmental issues. However, small infill projects that can be approved administratively are generally less complex and take a shorter time to obtain appropriate approvals. Large, residential subdivision maps, subject to the California Environmental Quality Act (CEQA compliance) require a public hearing before the Planning Commission.

These larger projects can take approximately 6 to 12 months to obtain appropriate approvals. Most residential development projects in Modoc County are single-phase, smaller projects that

can typically be processed in less than 6 months. These residential projects typically do not create substantial environmental impacts, thereby greatly reducing the time needed for review. Table 4-4 outlines the typical approval timelines associated with different entitlements that projects could require. It should be noted that many projects require multiple entitlements, which are often processed concurrently, thereby shortening the overall processing time.

Household Definition: Household and family are interchangeable under state law. Under the recently updated Zoning Code, there is no longer a separate definition of a family that limits those living together as being related by blood, marriage or adoption. The definition of "family" in the Modoc County Zoning Ordinance is as follows:

Household means an individual or two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and there is a sharing of household activities, expenses, experiences and responsibilities (Section 18.06.410 of the Zoning Code).

Density Bonus: The recently amended Zoning Code includes a sliding scale density bonus that exceeds 40% depending on number of units proposed in a development. These percentages are provided in Section 18.120.010 of the Zoning Code and reflect the density percentage increase set by the California Government Code, Sections 65915-65918. In addition to the density bonus provisions, a developer may also apply for and receive incentives or concessions to help reduce the development standards and therefore the cost of the project.

Table 4-3: Modoc County (unincorporated) – Housing Types Permitted by Zoning District

Residential Use	Zone				
	RH	RL	RR	AE[1]	AG[2]
Single-Family Attached	C	C	C	C	C
Single-Family Detached	P	P	P	P	P
Duplexes to Fourplexes	P	C	C	--	--
Multi-Family (5+ units per Structure)	P	C	C	--	--
Manufactured Homes	P	P	P	P	P
Second Units[3]	P	P	P	P	P
Accessory units[4]	P	P	P	P	P
Emergency Shelters	P	P	P	--	--
Single Room Occupancy	P	P	P	--	--
Transitional Housing	P	P	P	--	--

Table 4-3: Modoc County (unincorporated) – Housing Types Permitted by Zoning District					
Residential Use	**Zone**				
	RH	**RL**	**RR**	**AE[1]**	**AG[2]**
Farm Worker Housing	--	--	--	P	P

Notes:

[1] Parcel must be at least 75 acres.

[2] Parcel must be at least 40 acres

[3] Second Unit is a detached one-family dwelling containing independent living, sleeping, kitchen, and sanitation facilities, located on the same lot as the principal dwelling unit. For the purposes of this title, an attached second dwelling is deemed to be a "two-family dwelling". A second dwelling is differentiated from an accessory unit (Section 18.06.293) in that an accessory unit can be attached, is generally smaller, and subject to different standards.

[4] Accessory Unit is an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. In accordance with California Government Code Section 65852.2, it includes permanent provisions for living, sleeping, eating, cooking, and sanitation and be located on the same parcel as the single-family dwelling is situated. An accessory dwelling is differentiated from a "secondary dwelling" in that a second dwelling is generally larger and always detached, and is subject to different standards.

P = Permitted Use , N/A = Not Permitted Use , C = Use Permit

Source(s): Modoc County Zoning Code

Table 4-4: Modoc County – Timelines for Permit Procedures	
Type of Approval or Permit	**Typical Processing Time (including CEQA if applicable)**
Conditional Use Permit	4 months
Zone Change	6 to 12 months
General Plan Amendment	6 to 12 months
Site Plan Review	2 weeks
Tract Maps	6 to 12 months
Parcel Maps	6 months
Initial Environmental Study	3 months
Environmental Impact Report	6 to 12 months
Boundary Line Adjustment	1 month
Source: Local Building and Planning Departments	

Mobile Homes and Manufactured Homes: The Modoc County Zoning Code, Section 18.100.050 provides standards for regulation of mobile homes and manufactured homes as

residential uses. A mobile home or manufactured home, as defined in the code, shall be deemed to be a one-family dwelling, and shall be subject to the regulations for single-family dwellings set forth in the zoning ordinance. Mobile homes or manufactured homes can be used as a temporary family care dwelling, as provided for in Section 18.100.020.

Manufactured dwellings, as defined by Section 18.06.300 of the Modoc County Zoning Code, are "a structure, including a mobile home, which is designed and equipped to contain a dwelling unit containing more than 320 square feet of floor space, and which is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, on a foundation system pursuant to Section 18551 of the California Health and Safety Code. "Manufactured dwelling" is included within the meaning of a dwelling unit and any special architectural requirements imposed on the structure, exclusive of requirements for enclosures, shall be limited to siding material, roofing material, and roof overhang.

Allowance for Special Needs Housing: Housing Element law specifies that Modoc County identify adequate sites to encourage the development of various types of housing for all economic segments of the population. The recently updated Zoning Code provides for this range of housing opportunities, such as single-family housing, multiple family housing, manufactured housing, second units, mobile homes, emergency shelters, and transitional housing, among others.

Transitional and/or Supportive Housing: Transitional and/or Supportive Housing is defined as interim housing helping families move from homelessness to self-sufficiency by providing short-term housing at extremely-low rent to qualified families. Modoc County's Zoning Code now allows these uses by right in all residential zoning districts under the same provisions for development of other residential uses in accordance with SB 2 State-wide legislation. There are no siting or other requirements for these group homes other than those applied to other residential uses.

Farmworker Housing:

"Farmworker housing" or Employee housing" is defined in the new zoning code as housing configured to accommodate a maximum of 36 beds in group quarters or up to 12 individual units designed for use by a single family or household. This type of housing must comply with state and federal standards for livability and durability, including manufactured housing, factory-built housing, other forms of prefabricated housing, dormitory- and barracks-style housing in which residents share common cooking and sanitary facilities. Farmworker housing must also be recognized as employee housing in accordance with the California Health and Safety Code Section 1702. Employee housing for 6 or fewer persons are also to be treated in the new zoning code as the same as other single-family dwellings and residential uses in the same zoning district.

After additional analysis of the new zoning code, it was discovered that there are some inconsistencies with the Code relative to compliance with larger farmworker housing that accommodate more than 6 people. The additional requirements for farmworker housing in the AE – Agriculture/Exclusive zone, for example, requires additional provisions beyond State

Health and Safety Code provisions, such as 1) requiring evidence justifying need (crop type, acreage, number of dwellings used by farm employees, 2) locating the housing adjacent to the confined building site occupied by the principal dwelling (and shall have separate septic system from the principal dwelling) or if not clustered shall be limited to not more than one farm employee house per approximately 80 acres in the same agricultural operation, and 3) having the owner sign and record a restriction on property stating farm employee housing is deemed to be accessory to the agricultural operation. Also, the AG–Agricultural General zone requires similar criteria which is inconsistent with State Housing Law. Program 7.3 of this Element has been added to further amend the zoning code in 2018 to omit these constraints to the production of farmworker housing in compliance with State Law.

The State of California defines seasonal farm laborers as those who are employed fewer than 150 consecutive days by the same employer. There are currently 40 farmworker units in Modoc County: 30 of the units are 3-bedroom and 10 are 2-bedroom units. These are all located within the Newell Migrant Center (refer to Table 3-34).

Disabled and Reasonable Accommodations for Persons with Disabilities: Section 3 of the Housing Element (Table 3-32) identifies the type of disabilities that Modoc residents report has having. According to the 2011-15 ACS, there were 3,624 disabilities in the population of Modoc County. However, this is not to say that there were 3,624 disabled persons in Modoc County, but rather 3,624 disabilities. It is noteworthy that about half of all disabilities occur in the senior population (65 and over).

Modoc County recently adopted zoning code procedures to address reasonable accommodation to overcome barriers to housing to comply with SB 520 and to meet the needs of persons with disabilities in accordance with the federal Fair Housing Amendments Act (FHAA) of 1988 and California Fair Employment and Housing Act, Gov. Code Section 1290 (refer to Chapter 18.130 of the Zoning Code, Reasonable Accommodations).

In addition, the current Modoc County Housing Element states that Modoc County makes reasonable accommodations for persons with disabilities to allow equal access to public services and facilities and equal participation in the pubic processes. In all residential zones, care homes for less than 6 persons are an allowed use and are not treated differently than by-right single-family housing. Larger sized group homes are regulated in the current Zoning Code under their definition for "care facilities." They are permitted in the High Density-Residential, Low Density-Residential, and Agricultural General zones with a Use Permit.

Emergency Shelters: Under the recently updated Zoning Code, Modoc County permits emergency shelters in the urban AG Agricultural and urban "U" Unclassified zones where community services are located (refer to Sections 18.24-030 (M) and 18.66.030 (C) of the Zoning Code). These are generally near Alturas and Cedarville. However, there are a large number of other parcels with this zoning located elsewhere in Modoc County, such as Adin, Canby, Likely, Newell and Lake City if in the future these communities are ever developed with community services, such as medical and transportation facilities. Transitional housing, which can also accommodate special needs, such as homeless persons, is allowed by right in all zoning districts that allow residential uses (AE, LIC, AG, LI, RR, RL and RH). Appendix D of this Housing Element includes a land and capacity analysis for emergency shelters within Modoc

County. This analysis shows where they can be located and how much land is devoted to allow for this type of use.

Secondary and Accessory Dwelling Units: Second dwelling units and accessory dwellings are governed by Section 18.100.020 of the new Zoning Ordinance. All such second or accessory units are allowed by right in any zoning district that permits residential uses. A principle dwelling is required to be on-site.

Residential Care Facilities: Pursuant to state law, Modoc County allows small residential care facility for 6 or fewer individuals by right in most residential zone districts (AG, RR, RL and RH). Residential care facilities of 7 individuals or more are allowed in the in the LI, RR and RL zone districts with issuance of a conditional use permit. There are no siting requirements for this type of group home, and are treated the same in the Zoning Code as other residential uses.

Fair Housing Constraints: The provision of equal housing opportunities for all persons is an important goal of the Housing Element. Modoc County addresses complaints regarding fair housing issues through the Planning Department. County staff monitors complaints and if necessary, refers fair housing matters to California Rural Legal Assistance, U.S. Department of Housing and Urban Development (HUD) and/or the California Department of Fair Employment and Housing in order to ensure that housing opportunities are open to all without regard to race, color, age, sex, religion, national origin, family status, or physical handicap and to apprise the general population regarding state and federal laws related to the provision of fair and equal housing opportunities for all. Housing discrimination is not considered a significant constraint to the availability and production of affordable housing in Modoc County.

B. FEES

Although development fees 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. 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. Based on Modoc County's fee schedule, fees for construction, including the construction of affordable housing, is limited to the cost of providing the service (such as fees for plan check and building inspection). Modoc County does not assess other fees, such as development impact fees, which are customary of other similar agencies. Therefore, waiving fees or reducing fees for lower income housing would not be practical given Modoc County's declining growth and related budget.

Table 4-5: Modoc County (unincorporated) – Planning Fees / 2016 Fee Schedule

Type of Application	Fee
General Plan Amendment (Map or Text)	$2,000 (minor) $4,000 (major) + ER/TM
Zone Change (Map or Text)	$800 (minor) + ER / $2,500 (D) + TM/ER
Major Use Permit-Conditional Use Permit	$2,000 (D) + ER/R

Table 4-5: Modoc County (unincorporated) – Planning Fees / 2016 Fee Schedule	
Type of Application	**Fee**
Minor Use Permit	$700 + ER/R
Variance	$700 (D) + TM/ER
Planned Development	$4,000 (D) + ER
Appeal to Planning Commission	$200 (D) + TM
Appeal to Board of Supervisors	Actual Cost + TM
Environmental Review	
Exemption to Environmental Review	$150
Environmental Review-Negative Declaration	$500 (D) + TM
Environmental Review-Environmental Impact Study (Report)	$3,000 (D) + TM
Special Planning Commission Meeting	Actual Cost (noticing, per diem)
Land Subdivision or Map Change	
Lot Line Adjustment	$400 C/R
Tentative Subdivision Map	$5,000 (D) + ER/TM/C
Parcel Map	$3,000 (D) + ER/TM/C/R
Review and Checking of Improvement Plans (4)	$400 (D) + A
Building Permit Plan Check	$55
Notes: *A = Administrative Costs (10% fee will be added to total amount)* *C = Map or Legal Checking Fees (by County Surveyor)* *D = Deposit* *ER = Environmental Review (per CEQA)* *TM = Time and Materials (charged to applicant at actual cost)* *V = Vehicle Mileage Fee* *R = Recording Fees* *Source(s): Modoc County Fee Schedule, 04/11/2016, BOS Resolution 16-03*	

MODOC COUNTY IMPACT AND CONNECTION FEES

Modoc County does not impose any impact fees or offsite development requirements. Under the current Modoc County Subdivision Ordinance there are no required land set-asides for parks or open space. To date there are no development impact fees for any of the following services:

- Police: None
- Fire: None

Parks: The new subdivision ordinance establishes a parkland dedication or in lieu fee in an amount to be established by resolution of the Board of Supervisors.

- Water: None*
- Sewer: None
- Sewer Hook-up: $1,000
- Solid Waste: None
- Traffic: None
- Flood None
- Schools: Big Valley, Surprise Valley
- Special District: None
- Habitat: None
- Estimated Proportion of Total Development Code – Multi-Family: Less than 1%

*Outside Alturas City Limits Basic Water Rate: $45.09 (up to 1,000 CF)

Infrastructure and Public Facilities Constraints: Environmental factors and a lack of necessary infrastructure or public facilities (e.g., water, sewer, roads, etc.) can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction. Environmental constraints such as flooding, sensitive biological resources, and seismicity can also affect the costs associated with the maintenance, improvement, and development of housing. Fortunately, no hazardous materials sites exist in Modoc County that would constrain residential development. This section discusses the most relevant of these constraints to housing production in Modoc County.

Utilities and Services

The ability of the community to provide adequate infrastructure and services (roads, water, sewer, etc.) to new housing developments is an important element in meeting future housing needs. Requirements that are placed on the developer to provide utilities and municipal services may prove restrictive when weighed with other construction/property costs and the return on housing investments in today's market.

Water Supply and Wastewater Treatment

The previous Housing Element notes that almost all of the vacant residential lots would require individual septic tanks and private domestic wells. While Newell has public water and sewer services, these services are outdated. Most of the towns within the unincorporated area have no water or sewer systems available.

Residential development tends to take place within existing community areas with no known environmental constraints other than sewer and water constraints. This is reflected in the rural development characteristics that predominate throughout Modoc County.

SB 1087, effective January 1, 2006, requires water and sewer providers to adopt written policies and procedures that grant priority to proposed development that includes housing affordable to lower income households. As implemented under Government Code Section 6558.7 providers

must adopt these policies and procedures at least once every 5 years thereafter. It also prohibits water and sewer providers from denying or conditioning the approval or reducing the amount of service for lower income housing unless the provider does not have sufficient capacity.

The only unincorporated community in Modoc County that provides both water and wastewater services that could accommodate the state's default density of 13 units per acre is Newell (as provided by the Newell County Water District). During preparation of this Housing Element Update, Modoc County reached out to the District to advise them of SB 1087 and the need for compliance to reduce affordable housing development constraints in Modoc County. As noted in Appendix E of this Housing Element, more details are provided for addressing compliance with SB 1087 and the need for reducing this constraint to higher density housing production. This capacity analysis concludes that there are over 18 vacant acres within Modoc County, served by the District with a realistic development capacity of 137 higher density dwelling units. Modoc County's RHNA for this housing cycle for this higher density development is 4 dwelling units. Based on Modoc County's RHNA for the 2014-2019 period, there is a need to reserve water and sewer capacity within the District for 4 equivalent dwelling unit services for lower income households.

Site Improvement: Site improvements are an important component of new development and include streets, water, sewer, and other infrastructure necessary to serve new development. Site Improvement Standards are regulated by Modoc County's Design and Construction Standards. Modoc County can reduce the cost of the improvements by assisting affordable housing developers in obtaining state and federal financing for their projects, providing density bonuses, and by deferring or reducing fees in exchange for long-term affordability of the assisted housing units. As noted above, Modoc County does not impose development impact fees on new development.

Road Improvements: Modoc County does not experience the heavy traffic congestion conditions found in many of the larger suburban and urban areas in California. At present, the normal traffic flows are light and most of the tourism is transient traffic on Highway 395 (north-south) and Highway 299 to the south-west and Highway 139 to the north-west. Heavier traffic is limited to a few blocks within Alturas, but mostly confined to Highway 395. The backbone road system is largely provided and maintained by Caltrans.

Although Modoc County does not now experience significant traffic congestion, there is a growing maintenance problem which will become more critical with increased growth and traffic demands. Many of Modoc County's streets have pavement and sub-surface problems. The real solution, however, is to obtain additional funding for road maintenance. As new development occurs, roads will need to be built and existing roads up graded.

Street improvement standards typically have the greatest impact on housing costs. The cost of providing streets for new residential development, in turn, is primarily influenced by the required right-of-way width, pavement width, pavement improvement, and landscaping standards.

For residential subdivisions, street improvements are required. However, for infill development (residential construction within the City's existing subdivided lots) street improvements are not required for gravel streets. The City has a large inventory of these lots ready for immediate

residential development. The cost of street improvements for infill development is not considered a significant constraint to housing production in the County.

The Subdivision Ordinance establishes the requirements for road, water and sewage improvements. The road improvement standards shall be improved in accordance with the specifications adopted by resolution of the board of supervisors and on file in the department of public works.

The minimum standards are as follows:

- Road improvements: standard ranges between 22 feet and 32 feet depending on the volume of traffic.

- Road encroachment permits are required.

Storm Drainage: Any development within Modoc County is subject to standards within the Subdivision Ordinance as to storm drainage, runoff and erosion control. All storm water runoff within Modoc County is handled by surface drainage as no major outfall piping systems are in existence. Modoc County requires developers to make improvements to project sites to accommodate on-site storm drainage facilities catch basins, detention basins, and other facilities that may be needed.

Flood Zone: According to mapping done by the California Department of Conservation, Modoc County intersects many watersheds. There are numerous creeks that are tributaries to the major waterways. The six primary watersheds in Modoc County are: Goose Lake, Lost, Lake Pit, Upper Pit and Warner Lakes. There are four major flood areas in Modoc County. They include Alturas, the communities of Adin, Fort Bidwell and Lake City. Most flooding in Modoc County occurs along streams and rivers when the channels cannot contain the amount of water during spring run-off and or thunder storm activity. Modoc County participates in the National Flood Insurance Program. This program makes property owners in flood prone area eligible for flood insurance. All development in flood prone areas are required to meet flood proofing standards. Property located in Flood Zone "A" is subject to a 1% or greater chance of flooding (100-year flood) in any given year.

There is an abundance of RH zoned land in Modoc County. The only such lands with public water and sewer are in Newell. This community is surrounded by levees that are not accredited to provide flood protection against the 1% annual chance flood. For that matter, none of the levees in Modoc County are currently certified according to the Local Hazard Mitigation Plan of March 2016.

This element includes an Action Program to assist with infrastructure or other subsidies for new, affordable, residential development, where necessary. These programs can be applicable to alleviating additional costs related to flood area mitigation measures should it become necessary in the future.

Building Codes: Building Codes regulate plumbing, electrical and mechanical improvements. Modoc County currently enforces the Uniform Building Code (UBC) and related codes, as established by the state, and has little control over these standards. The Building and Safety

Department is responsible for administering ordinances and other regulations pertaining to building development within Modoc County. The department provides plan-checks and inspections. Building code enforcement is basically 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 proper permits. Local enforcement of these codes does not add significantly to the cost of housing in Modoc County and maintains an acceptable standard of health and safety governance for all inhabitants.

Building Code Enforcement: Modoc County implements Title 24 of the California Code of Regulations, in which California has adopted the Uniform Building Code (UBC) and other model codes (electrical, plumbing, mechanical, etc.). Modoc County has not adopted local amendments to the various model codes, which establish standards and requires inspections at various stages of construction to ensure code compliance. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties that are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing.

The Building and Safety Department is responsible for enforcing both the State regulations governing maintenance of all buildings and property. Code enforcement complaints are generally related to housing in need of rehabilitation. Property owners who are the subject of code enforcement complaints regarding housing condition can obtain information on potential County assistance available for repairs and improvements through the Planning Department.

Native American Consultation: AB 52, Consultation with Native American Tribes, took effect July 1, 2015. It seeks to protect a new class of resources under CEQA: "tribal cultural resources." It requires that Modoc County undertaking CEQA review must, upon request of a California Native American tribe, begin consultation as part of a project review to consider impacts to "tribal cultural resources." A tribal cultural resource is defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, which may include non-unique archeological resources. Consultations can have an impact on project budgets and timing. Modoc County regularly consults with local tribes concerning projects, and thus far, these consultations have not resulted in any impediments to the development review process.

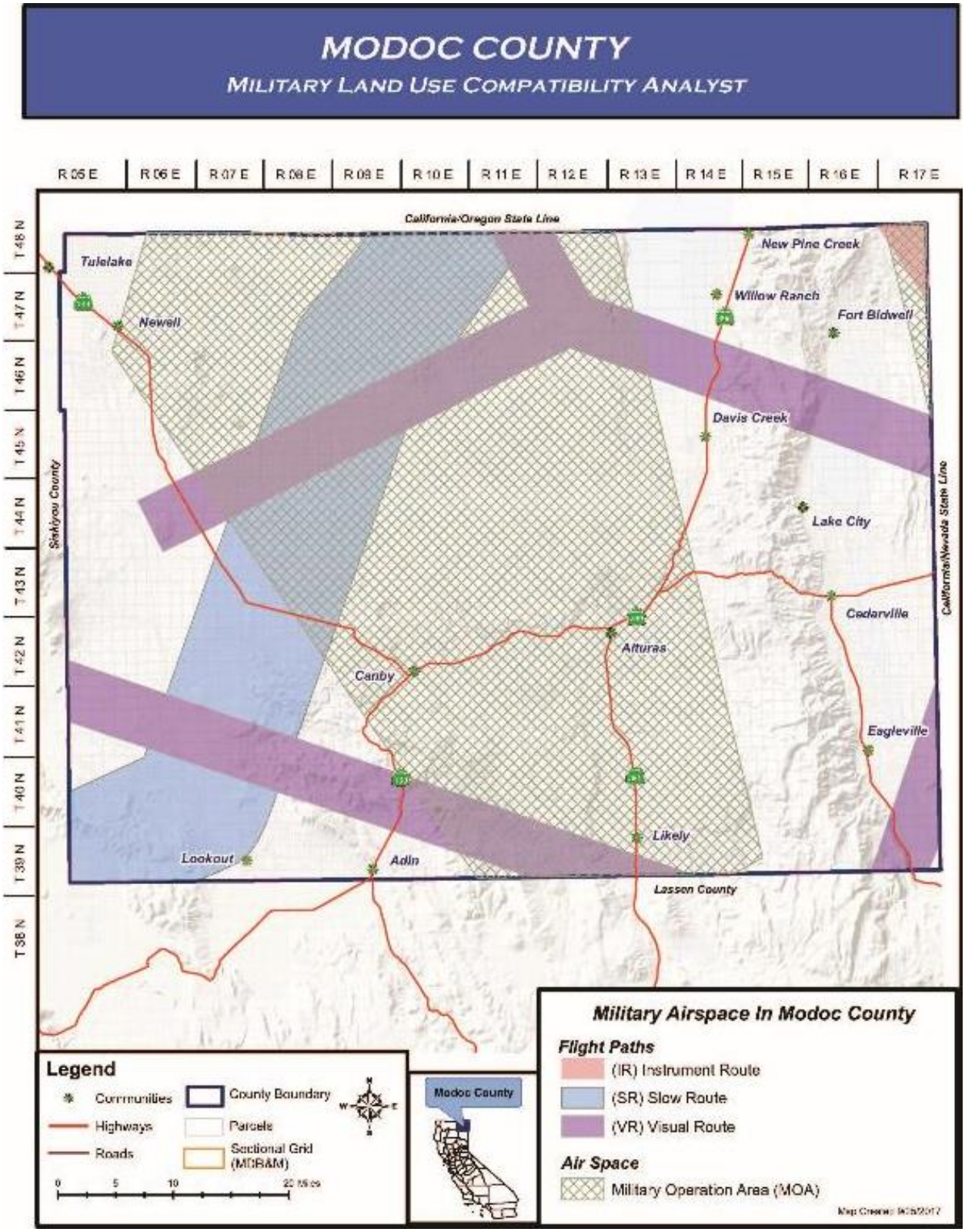
To comply with SB 18 for this Housing Element update, Modoc County requested consultation opportunities to local tribes taken from a list derived from the Native American Heritage Commission. No Tribes indicated an interest in consultation. The list of federally-designated tribes contacted for this project included the Cedarville Rancheria, Alturas Rancheria, Fort Bidwell Paiute Indian Reservation, and the Pit River Tribe.

Military Compatibility: SB 1462 and SB 1468 require that the General Plan disclose any land use conflicts with military air space, and/or training routes. In addition, the law requires disclosure of any military operations or installations within 1,000 feet of Modoc County. Potentially, land use conflicts to these resources could constrain housing production. Also, the process of consultation with various military branches for projects could slow the development

review process. Based on mapping analysis conducted by OPR there are military training flight paths in the northeast, southeast and southwest area of Modoc County (refer to Appendix I).

The Housing Element includes a program requiring that for any new housing project that has statewide or regional significance or consists of a General Plan Amendment (per Section 21098 of the Public Resources Code and Section 15206 of the CEQA Guidelines), to require notification of identified military branches project (refer to Figure 4-1). The General Plan Safety Element also includes a similar policy that applies to all projects located within areas of military influence subject to CEQA.

Figure 4-1: Military Compatibility Map



C. NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints are those that are generated by the private sector and that 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 very localized and have little influence on the total housing need within the jurisdiction or market area. Non-governmental constraints to affordable housing in Modoc County consist of three major factors: price of land, availability of financing, hazard insurance and cost of construction.

Modoc County 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 Modoc County.

The major barrier to providing housing for all economic segments of the community concerns the nature of the housing market itself. Even in Modoc County, as stagnant economy, development costs have risen to the point where building new affordable housing for low income segments of the community can be difficult.

PRICE OF LAND

A key factor determining housing cost is the price of raw land and any necessary improvements. Land costs for residentially or commercially zoned properties in Modoc County are expected to be relatively low by northern California standards. Individual lots that are "ready to build" can cost considerably more in a planned subdivision due to higher development costs. Property with higher values are typically those that are "ready to build" with urban services and/or zoning entitlements. However, most of these are located within tract home subdivisions where developers will not sell the lots individually, but sell an entire home built to suite.

However, complete subdivision tracts are for sale in Modoc County that can sell at between $5,000 and $13,000 per lot (urbanized areas, such as Alturas for lots of less than 1 acre). These are generally the most valuable properties. Larger tracts of land are available that would require subdivision and improvements that would result in similar costs once improvements are made. Properties of one to 5 acres generally have sold for $8,000 to $25,000, with an average price of $9,500.

CONSTRUCTION COSTS

Many factors can affect the cost of building a single-family house, including the type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration. According to the Building Valuation Data published by the Building Safety Journal, construction costs for a single-family home range from $102 to $130 per square foot. Multifamily units typically cost $94 to $137 per square foot. A reduction in amenities and the quality of building materials can result in lower sales prices.

The cost of a 1,200-square foot single-family home would range from $122,400 to $156,000. These estimates do not include the cost of the land and developer impact fees.

Prefabricated factory-built or manufactured housing, which is permitted (Under Modoc County's Zoning Code Permitted Uses) are ministerial permits. They are approved administratively by staff. The review is limited to determining compliance with parking, setbacks, coverage, height regulations in all residential districts (in accordance with state law).

Although construction costs are a significant portion of the overall development cost, Modoc County can do little to mitigate its impact. Because construction costs in Modoc County are similar to those in the area, the cost of construction is not considered a major constraint to housing production.

FINANCE 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. Throughout the 2000s, interest rates were less than 8% on 30-year fixed-rate mortgages, and in 2005 through the first half of 2017 they have been lower than 4% and appear to be in the 4% range in 2017.

Mortgage Lending Trends in California: A low income household of four can afford a home price of approximately $157,000 (see Table 3-24). The median cost of a home on the MLS in Modoc County is $153,100.

Table 4-6: Typical New Home Value and Loan Rates

Typical Loan	
Home Value	$180,000
Loan Amount	$162,000
Down Payment	10%* or more
Average Interest Rate	4.0%
Average Loan Fees	One and a half% plus one point. Loan fees and points are typically paid by the buyer.
Monthly Payment	$762 per month on a $162,000 house with 10% down, and a 30-year loan (including insurance and property tax).

**Assumes 10% down payment for a low and below income household.*

Table 4-6 presents the monthly payment on a theoretical $180,000 house with a 10% down payment, 4% interest rate, and 30-year loan would be $762 per month. Assuming a 30% budget for housing, this monthly cost exceeds the cost of housing for low income family of 4, household. Therefore, without some form of subsidy, such as home buyer's assistance, financing an average priced home in Modoc County is within reach only to moderate and above-moderate income families.

D. SPECIAL CONSTRAINTS

At-Risk Housing Units: California Government Code (Section 65583) requires that this element evaluate all low income rental-housing units, which may, at some future time, be lost to the affordable inventory by the expiration of some type of affordability restrictions, typically through government housing subsidy. This analysis must address a 10-year period, which is divided into two 5-year segments coinciding with the updating of the Housing Element Since there are no housing units with a medium or high risk, Modoc County need not address this issue. See Table 4-7, below.

Public Assisted Housing: There are 163 publicly assisted housing units in Modoc County, most located within Alturas. Only one project, the Newell Migrant Center, in Newell, has 40 units. Modoc County has no authority to address housing needs within Alturas for these other projects, but, as shown in Table 4-7, all contracts associated with these projects have a low risk of expiring therefore there is no need for policies and programs to address this topic.

The chart below provides a list of properties that are assisted by HUD, USDA, or have a Low Income Housing Tax Credit (LIHTC). At this time (May 2017) none of these properties are at risk. Alturas Garden Apartments has a HUD Section 8 contract through 2031.

Table 4-7: Modoc County Public Assisted Housing 2017

Name / Address	Assisted Units	Total Units	Assistance Type	Risk Level
Alturas Meadows Apartments 506 East 12th Street, Alturas, CA 96101	47	48	515 / LIHTC / HUD	Low
Modoc West Apartments 310 West Second Street, Alturas, CA 96101	12	12	515	Low
Newell Migrant Center Dunsmuir Street, Newell, CA 96134	40	42	514	Low
Alturas Gardens 310 East McDowell Street, Alturas, CA 96101	64	64	HUD	Low

Source(s): Housing Data Analyst (Danielle Mazzella) with the California Housing Partnership, San Francisco, CA. (May 2017)

To maintain existing affordable housing units, limited currently to the Newell Migrant Center, Modoc County can either preserve the existing housing or facilitate the development of new housing units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include transfer of the project to non-profit ownership, provision of rental assistance to tenants using non-federal funding sources, as well as purchase of affordability covenants. The most direct option to pursue replacement of the affordable units is the development of new assisted multifamily housing. The rental projects in Table 4-7 above, are not at risk of losing their subsidy.

Market Rate Affordable Housing: Based on Department of Housing and Urban Development information there were 120 market rate low income apartments located in Modoc County (primarily in the City of Alturas, but a few in the unincorporated community of Cedarville) in 2017, that don't have rental assistance, but are still considered to be affordable housing for low income families. While there can be advantages to constructing affordable housing projects at densities above 13 dwelling units per acre (the State default density for Modoc County), in order to economize on land costs (e.g., higher densities translate into the need to purchase less land per housing unit), residential developers have successfully constructed a number of affordable housing projects in Alturas and other areas of the County at significantly lower densities. Affordable projects in the County are developed at densities ranging from approximately 6 units per acre to 11 units per acre. Many of these consist of manufactured houses on smaller lots of less than 15,000 square feet (see https://affordablehousingonline.com/housing-search/California/Modoc-County).

Transfer of Ownership: One of the least costly ways to ensure that at-risk units remain affordable for the long term is through the transfer of ownership to a non-profit housing provider. By transferring property ownership to a non-profit organization, low income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance.

Rental Subsidies: Maintenance of affordable units can also be achieved through rental subsidies from non-federal sources such as State, local, or other funding mechanisms that can be structured to mirror the Section 8 assistance program. Under Section 8, HUD pays the difference between what tenants can pay, defined as 30% of the median household income, and what HUD estimates as the fair market rent (FMR) on the unit. The publicly assisted housing units in Table 4-7, above have rent subsidies. None are at risk for conversion at the present time.

The Section 8 Housing Assistance Program for Modoc County is administered by the Shasta County Housing Authority. The Authority also administers this program for Shasta, Siskiyou, and Trinity Counties (including all communities and incorporated areas within these Counties). As of August 2017, the Authority was serving about 15 families with Section 8 vouchers within Modoc County, all located within Alturas.

The average monthly tenant contribution to rent by Shasta County Housing Authority voucher holders in 2016 was $372 and the average monthly HUD expenditure per voucher holder was $535. The average utility allowance across all voucher recipients is $113. The Authority's voucher program has an annual turnover of 13% having issued approximately 71 vouchers in the 2016. The average voucher holder has received housing benefits for 6 years and 6 months. Persons who were issued a voucher in Modoc County in 2016 waited an average of 16 months on the waiting list.

E. FUNDING AND ADMINISTRATIVE RESOURCES

OVERVIEW

A variety of resources are available to landowners and developers seeking to provide housing within Modoc County as listed here.

Non-Profit Housing Agencies: There are no non-profit housing agencies in Modoc County that develop affordable housing. An active developer, such as Habitat for Humanity, construct and rehabilitate houses for lower income families in Modoc County, but this agency does not have a presence in Modoc County. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes.

Community Development Block Grant (CDBG) Program: The CDBG program provides funds for a range of community development activities. CDBG funds are administered by HCD through a variety of competitive and non-competitive programs. These programs can provide funding for a range of activities. The eligible activities include, but are not limited to acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and also clearance activities. Funding levels for individual programs can vary by year, and decisions to pursue funding for each program are made by the City based on potential projects and competitive factors.

HOME Investment Partnership Program Funds (HOME): Federal HOME funds can be used for activities that promote affordable rental housing and homeownership for lower income households. HOME funds are administered by HCD, through a variety of competitive and non-competitive programs. Activities eligible to receive HOME funds include building acquisition, new construction, reconstruction, moderate/substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. A federal priority for the use of HOME funds is preservation of the at-risk housing stock. As with CDBG funds, funding levels for individual programs can vary by year, and decisions to pursue funding for each program are made by Modoc County based on potential projects and competitive factors.

Mortgage Credit Certificate (MCC) Program: Federally-funded program administered by the State offers MCCs through an annual application process, which provides first-time homebuyers a credit on their federal income taxes up to 20% of the mortgage interest paid for the year. The credit can be deducted from the income tax owed, while the remaining 80% of the interest paid on the mortgage remains available as an income tax deduction.

Cal Home Program: Authorized by SB 1656 in 2002, the Cal Home Program offers financial assistance to cities and non-profits for first-time homebuyer assistance, rehabilitation programs, or homeownership development projects. Specialized components of the Program assist owners of manufactured housing units and shared housing operators.

Project-Based Section 8: Project-Based Section 8 is a rent subsidy program in which tenants pay no more than 30% of their income for rent with HUD paying the difference up to the contract rent amount. Project-Based Section 8 provides for contracts that have terms of up to 20 years, except for those financed by the California Housing Finance Agency, which have terms of 30 years.

Section 515: The USDA Rural Development administered direct mortgage program provides loans for rental housing in rural communities. Loans have terms of up to 50 years with an interest of 1%.

Section 202 Supportive Housing for the Elderly: This section helps expand the supply of affordable housing with supportive services for the elderly. It provides very-low income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc. The program is similar to Supportive Housing for Persons with Disabilities (Section 811).

Section 811 Supportive Housing for Persons with Disabilities: This program allows persons with disabilities the opportunity to live as independently as possible by increasing the supply of rental housing with the availability of supportive services. The program also provides project rental assistance, which covers the difference between the HUD-approved operating costs of the project and the tenants" contribution toward rent. The program is similar to Supportive Housing for the Elderly (Section 202).

Low Income Housing Tax Credits: This program (LIHTC) encourages the construction and rehabilitation of low income rental housing by providing a federal income tax credit as an incentive to investors. Investors receive tax credits for a specified number of years in return for investing equity capital. This program requires a 55-year affordability period.

Table 4-8: Financial Resources

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants available to Modoc County on a competitive basis for a variety of housing and community development activities. City competes for funds through the State's allocation process	- Acquisition - Rehabilitation - Home Buyer Assistance - Economic Development - Homeless Assistance - Public Services
HOME	Grant program available to Modoc County on a competitive basis for housing activities. County competes for funds through the State's allocation process.	- Acquisition - Rehabilitation - Home Buyer Assistance - Rental Assistance
Low income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low income rental housing. Proceeds from the sales are typically used to create housing.	- New Construction - Acquisition - Rehabilitation
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. County Housing Authority does not currently participate in the Program, but would be the implementing agency.	- Home Buyer Assistance
Housing Choice Voucher Program	Rental assistance payments from County Housing Authority to owners of private market rate units on behalf of very-low income tenants.	- Rental Assistance - Home Buyer Assistance

Table 4-8: Financial Resources		
Program Name	**Description**	**Eligible Activities**
Section 202	Grants to non-profit developers of supportive housing for the elderly.	- Acquisition - Rehabilitation - New Construction
Section 203(k)	Provides long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of eligible property.	- Land Acquisition - Rehabilitation - Relocation of Unit - Refinance Existing Indebtedness
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	- Acquisition - Rehabilitation - New Construction - Rental Assistance
U.S. Department of Agriculture (USDA) Housing Programs (Sections 514/516)	Below market-rate loans and grants for farmworker rental housing.	- New Construction - Rehabilitation
2. State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Home Buyer Assistance
Cal HOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	- Home Buyer Assistance - Rehabilitation - New Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	- Home Buyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	- Home Buyer Assistance - New Construction
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters and Transitional Housing
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	- Support Services
Farmworker Housing Assistance Program	Provides State tax credits for farmworker housing projects.	- New Construction - Rehabilitation

Table 4-8: Financial Resources		
Program Name	**Description**	**Eligible Activities**
Joe Serna Jr. Farm-worker Housing Grant Program (FWHG)	Provides recoverable grants for the acquisition, development and financing of ownership and rental housing for farmworkers.	- Home Buyer Assistance - Rehabilitation - New Construction
3. Local Programs		
CDBG Revolving Loan Funds	Modoc County offers housing rehabilitation loans using program income from CDBG grants. This program also offers low income families to obtain low interest loans for down payment assistance when purchasing a home.	- Rehabilitation - Home Buyer Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	- Fixed rate mortgages issued by private mortgage insurers.	- Home Buyer Assistance
	- Mortgages, which fund the purchase and rehabilitation of a home.	- Home Buyer Assistance - Rehabilitation
	- Low Down-Payment Mortgages for Single-Family Homes in underserved low income and minority cities.	- Home Buyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Home Buyer Assistance

ENERGY CONSERVATION

This section addresses residential energy conservation as one of the ways housing can be made more affordable. Section 65583(a)(7) of the State's Housing Element Law requires that Housing Elements contain an "analysis of opportunities for energy conservation with respect to residential development."

Utility-related costs can directly affect the affordability of housing in Northern California. However, Title 24 of the California Administrative Code sets forth mandatory energy standards for new development, and requires adoption of an "energy budget." In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

The following are among the alternative ways to meet state energy standards:

- The use of passive solar construction techniques that require proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.

- The use of higher insulation levels.
- The use of active solar water heating in exchange for less insulation and/or energy conserving window treatments.

Other examples of energy saving construction techniques are:

- Locating homes on the northern portion of the sunniest location of building sites.
- Designing structures to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions.
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face.
- Making the main entrance a small enclosed space that creates an air lock between the building and its exterior.
- Orienting the entrance away from winds or using a windbreak to reduce the wind velocity against the entrance.

Site planning techniques, the use of landscaping, and the layout of new developments can also reduce energy consumption associated with residential development through reductions in heating and cooling needs, opportunities to use non-motorized methods of transportation, and reductions in energy inputs to the development of housing.

Training, Employment, and Community Help, Incorporated (TEACH), located at 112 East 2nd Street Alturas, is a broad based, multi-purpose non-profit 501(c)3 organization that administers a wide variety of programs funded by grants federal, state and private funding sources. TEACH provides an energy assistance programs to low income families to help pay their energy bills, which can be quite extreme during the winter. This program, referred to as LIHEP, provided for approximately 550 payments to the same amount of families in 2016 in Modoc County (including Alturas).

The REACH Program, also administered by TEAC, provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low income customers, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their necessary energy needs.

PG&E provides a variety of energy conservation services for residents and PG&E also participates in several other energy-assistance programs for lower income households, which help qualified homeowners and renters conserve energy and control electricity costs. These programs include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program.

The California Alternate Rates for Energy Program (CARE) provides a 15% monthly discount on gas and electric rates to income-qualified households, certain non-profits, facilities housing

agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.

Retrofit

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of "retrofit." 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; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. Modoc County Building and Safety Department monitors such modifications on substantial rehabilitation projects pursuant to the California Building Codes.

The Redwood Communities Action Agency, located in Eureka, CA, overseen by TEACH, provides a weatherization program to low income homeowners to improve their homes for energy efficiency. The program provides between 20 and 30 retrofit projects to Modoc County annually, depending on the amount of funding assistance received by Modoc County.

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.

Weatherization in existing dwellings can greatly cut down heating and cooling costs. Weatherization is generally done by performing or improving attic insulation, caulking, weather stripping and storm windows, furnace efficiency modifications, and certain mechanical measures to heating and cooling systems. The U.S. Department of Energy allocates money to States for disbursement to community-based organizations.

Other means of energy conservation in residential structures includes proper design and location of windows, window shades, orientation of the dwelling in relation to sun and wind direction, and roof overhang to let the winter sun in and block the summer sun out.

On September 6, 2000, the Legislature responded to the California Energy Crisis by passing AB 970. The statute known as the California Energy and Reliability Act of 2000, found that there has been significant growth in the demand for electricity and that new power plant construction and energy conservation have seriously lagged. The Act provides significant investment in conservation and demand-side management programs.

F. LAND AVAILABILITY AND CAPACITY ANALYSIS

The amount of land available for the development of housing is crucial in considering methods of meeting housing need. State law requires that Modoc County provides an adequate number of sites to allow for and facilitate production of Modoc County's regional share of housing. To determine whether Modoc County has sufficient land to accommodate its share of regional housing needs for all income groups, Modoc County must identify "adequate sites." Under state

law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. HCD, in its guidelines that interpret state law (Housing Element Questions and Answers, Question #23) states:

The locality's sites are adequate if the land inventory demonstrates sufficient realistic capacity at appropriate densities and development standards to permit development of a range of housing types and prices to accommodate the community's share of the regional housing need by income level. A two-part analysis is necessary to make this determination:

The locality's sites are adequate if the land inventory demonstrates:

- There is realistic development capacity of suitable land, which is or will be served by facilities and infrastructure to accommodate the locality's total new construction need by income group over the next 5 years;

- That these available sites appropriately zoned (considering local development standards and land costs) for a variety of housing types (single-family, multi-family, mobile homes, etc.) and at appropriate densities to facilitate the development of housing to meet the locality's regional housing need by income level category, including the need for very-low and low income households.

Residential sites identified in this section meet the criteria listed above, and are within the definition of "adequate sites," in accordance with state law as discussed below.

The projected RHNA for Modoc County is provided on the following Table 4-9. This table identifies a need for potentially producing 10 dwelling units between January 1, 2014 to July 1, 2019. This is further broken down as 2 units for very-low, 2 units for low, 1 for moderate, and 5 units for above-moderate income households.

Table 4-9: Modoc County – Residential Capacity Analysis

Urban Community	Acres	Number of Parcels	Realistic Capacity	Assumptions	Potential Capacity	Assumptions	Services	GP	Zone
Urban									
Newell	18.25	94	137	13 units/acre*	197	13 du/acre	PW/PS	Urban	HDR
Adin	11.09	27	56	6 units/acre*	67	6 du/acre	Sewer	Urban	HDR
Daphnedale	18.28	26	77	6 units/acre*	96	6 du/acre	Sewer	Urban	HDR
Cedarville	29.63	59	112	6 units/acre*	166	6 du/acre	Water	Urban	HDR
Calpines	676.77	1768	1703	1 du/lot	6,995	13 du/acre	PW/PS	Urban Rec	HDR
Canby	4.36	20	20	1 du/1.5 acres	20	1 du/1.5 ac.	None	Urban	HDR
Davis Creek	1.03	1	1	1 du/1.5 acres	1	1 du/1.5 ac	None	Urban	HDR
Eagleville	8.02	18	18	1 du/1.5 acres	18	1 du/1.5 ac	None	Urban	HDR
Fort Bidwell	14.58	34	34	1 du/1.5 acres	34	1 du/1.5 ac	None	Urban	HDR
Lake City	4.79	10	10	1 du/1.5 acres	10	1 du/1.5 ac	None	Urban	HDR
Lookout	18.26	17	17	1 du/1.5 acres	17	1 du/1.5 ac	None	Urban	HDR

Table 4-9: Modoc County – Residential Capacity Analysis

Urban Community	Acres	Number of Parcels	Realistic Capacity	Assumptions	Potential Capacity	Assumptions	Services	GP	Zone
Urban									
New Pine Creek	11.11	28	28	1 du/1.5 acres	28	1 du/1.5 ac	None	Urban	HDR
NE	123.36	84	84	1 du/1.5 acres	84	1 du/1.5 ac	None	Urban	HDR
Total Urban	942.08	2,190	2,301		7,737				
Rural									
Total Non-Urban	2857.67	263	263	1 unit/parcel	263	1 unit/parcel	None	Rural	LDR
Cumulative	**3,799.75**	**2,453**	**2,564**		8,000				

** Assumes 80% of lands or parcels will develop at the designated density*

PW = Public Sewer

PS = Public Sewer

Based on the General Plan and Zoning Code, Modoc County has the potential Realistic Development Capacity to create over 10 new dwelling units. Realistic Development Capacity consists of 80% of maximum density in all HDR zones where both public water and sewer are available. Although Calpines has both water and sewer services, it will never achieve a viable realistic capacity allowed in the General Plan and Zoning Code. Should the services improve in Calpines in the future these HDR lands could become candidate properties for higher density development. With the 137 realistic High Density residential capacity in Newell, Modoc County will more than meet its obligation providing planned and zoned land for low and below income household income categories. A more detailed housing capacity analysis is provided in Appendix H of this Housing Element. This Analysis includes a complete list of parcels and associated maps that expand on Table 4-9.

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CHAPTER FIVE: HOUSING ACHIEVEMENTS DURING THE 2009-2014 PLANNING CYCLE

A. OVERVIEW

State law (California Government Code section 65588(a)) requires each jurisdiction to review its Housing Element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives.
- The progress of the City in implementation of the Housing Element.

According to HCD, Housing Element Questions and Answers: A Guide to the Preparation of Housing Elements, the review is a three-step process:

1. Review the results of the previous element's goals, objectives, policies, and programs. The results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints).

2. Compare what was projected or planned in the previous element to what was actually achieved. Analyze the significant differences between them. Determine where the previous Housing Element met, exceeded, or fell short of what was anticipated.

3. Based on the above analysis, describe how the goals, objectives, policies and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element.

This chapter documents Modoc County's achievements under the 2009-2014 Housing Element with respect to the actions and objectives contained in the Element and describes the relative success of Modoc County's efforts to implement the 2009-2014 programs. It also contains recommendations for program changes to address current and projected needs and state requirements between 2009 and 2014.

B. SUMMARY OF ACHIEVEMENT

Since the adoption of the last Housing Element update, Modoc County implemented a number of actions to plan for, accommodate, and facilitate the construction, rehabilitation, and preservation of affordable housing. Unfortunately, due to declining population and economic depression, Modoc County has experienced losses in affordable housing. These losses are reflected in Table 3-15 of Section 3 of this Housing Element. However, an overall net increase in housing was experienced with most of the housing attributed to construction of above-moderate income housing. The accomplishments from this time are provided in Table 5-1. It identifies all

residential units that have been approved and/or constructed to date in Modoc County that contribute to meeting the regional housing needs.

Table 5-1: Progress in Meeting RHNP for 2007 to 2014

Income Level	Number	Actual Built
Extremely-Low	11	0
Very-Low	12	0
Low	16	5
Moderate	17	17
Above-Moderate	43	37
Total	99	59*

**According to the U.S. Census Bureau, between 2010 and 2015 there was a loss of 436 dwelling units (refer to Table 3-15 of Section 3 of this Housing Element). Modoc County does not keep records of these losses. The 5 units identified for low income levels were from data collected from the Modoc County Planning Department which indicated 9 second dwelling units were constructed during this period. No income data was collected for these units so it is estimated that 5 of these 9 dwelling units are being used by low income families.*

C. GOALS AND POLICIES

GOAL

The overarching goal for housing in Modoc County is to provide an adequate supply of sound, affordable housing units in a safe and satisfying environment for the present and future residents of Modoc County. This is particularly challenging given Modoc County's losses in population and declining economy over the last many years. Due to these declines, Modoc County should be looking toward ways to preserve affordable housing rather than construct new affordable housing. To provide this housing regardless of race, age, religion, sex, marital status, ethnic background, or personal disabilities, and support economic development projects that will produce employment opportunities and enable people to afford adequate housing Modoc County has established the following housing policies:

POLICIES

1. Ensure that there are an adequate number of housing units at a range of densities sufficient to meet the current and future needs of Modoc County residents.

2. Encourage a variety of housing opportunities for all segments of the community.

3. Facilitate and assure there are adequate housing sites near facilities to support future housing needs.

4. Encourage housing opportunities to serve persons with special housing needs.

5. Work diligently towards the rehabilitation of the existing housing stock and strive to replace housing units that are beyond repair.

6. Encourage regular maintenance of housing as a means of conserving existing housing stock.

7. Develop strategies and actions to increase home ownership opportunities through economic development, including preservation and creation of employment opportunities.

8. Maintain a healthy jobs housing balance.

9. Facilitate the development of infrastructure in appropriate locations to better serve housing and job creation opportunities.

10. Assist citizens in need of short-term emergency housing.

11. Discourage discrimination in housing.

12. Provide ample opportunities for citizen participation housing input.

D. HOUSING OBJECTIVES AND PROGRAMS

Table 5-2: Description of Achievements from Previous 2009-2014 Housing Element Summary of Achievements

Action Program	Programs	Accomplishments / Results / Status
Objective One: Meeting Basic Construction Goals Based on the Regional Housing Needs projections, Modoc County will encourage the construction or placement at least 99 new housing units in the unincorporated County by June 30, 2014. ***Response:*** From January 1, 2007 to December 31, 2008, there were 59 housing units constructed that help to meet this need. ***Policy 1:*** Ensure that there are an adequate number of housing units at a range of densities sufficient to meet the current and future needs of Modoc County residents.		
1.1	Modoc County will review its permit procedures on an annual basis to evaluate opportunities to reduce the cost and time of processing housing development permits, particularly for developments including housing affordable to extremely-low, very-low or low income households. *Responsibility: Planning and Building Departments* *Timeframe: Ongoing, 2009-2014*	***Accomplishments:*** Modoc County recently amended the Zoning Code to facilitate recent changes to state law requiring ministerial process for manufactured homes, multiple family projects, accessory dwellings and second dwelling units. All such projects will be required to adhere to the minimum safety and energy standards of the Uniform Building Code. ***Results:*** Modoc County's processing times for processing for all such permits has been revised to no longer require administrative use permits for these allowed by right uses so these projects can now be more quickly processed.

Table 5-2: Description of Achievements from Previous 2009-2014 Housing Element Summary of Achievements

Action Program	Programs	Accomplishments / Results / Status
		Status: Program has been fully implemented.
1.2	Modoc County will not impose requirements for residential construction other than those mandated by state law or those necessary to maintain the health, safety and values of the community. *Responsibility: Board of Supervisors, Planning and Building Departments* *Timeframe: Ongoing, 2009-2014*	***Accomplishments:*** The recent amendments to the Zoning Code to establish a ministerial process for manufactured homes, multiple family projects, accessory dwellings and second dwelling units have created permit streamlining as required by changes to state law. All such projects will be required to adhere to the minimum safety and energy standards of the Uniform Building Code. ***Results:*** Modoc County's processing times for processing for all such permits has been revised to no longer require administrative use permits for these allowed by right uses so these projects can now be more quickly. ***Status:*** Program has been fully implemented
1.3	In order to encourage residential development, Modoc County will clarify residential development requirements in its Subdivision Ordinance. In addition, as funding becomes available, Modoc County will update the General Plan and Zoning Code policies, implementation measures, and standards to further clarify development requirements. *Responsibility: Board of Supervisors, Planning Department, Public Works & Road Departments* *Timeframe: Subdivision Ordinance Updates will be completed in early 2010 and the General Plan and Zoning Code updates will be completed as funding becomes available (2012-2015).*	**Accomplishments:** The Subdivision Ordinance, General Plan and Zoning Code have all recently been amended to comply with this program. ***Results:*** Permit streamlining to facilitate ministerial processing for manufactured homes, multiple family projects, accessory dwellings and second dwelling units have implemented. ***Status:*** Program has been fully implemented

Objective Two: Providing Affordable Housing

Based on the Regional Needs Plan, Modoc County will encourage and facilitate the construction or placement of 32 extremely-low, very-low and low income housing units in the unincorporated area of Modoc County in the time period of 2009-2014.

Response: Based on the U.S. Census Bureau and limited information from the Building Department, 59 new housing units constructed between January 1, 2007 and December 31, 2008. Nine consisted of second units (some of which could be used by extremely-low, very-low and low income families, but Modoc County cannot verify this. Also, 40 extremely-low income migrant housing units were rehabilitated at the Newell Migrant Center which preserves this housing.

Policy 2*:* Encourage a variety of housing opportunities for all segments of the community.

Table 5-2: Description of Achievements from Previous 2009-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
2.1	Modoc County will assist in the development of affordable housing, including housing affordable to extremely-low income households, by enlisting the support and cooperation of private developers, non-profit organization and the State of California. Modoc County will provide the following support services such as: • identify appropriate sites where extremely-low, very-low, low and moderate income housing will not conflict with existing development policies, • expedite the process of local permits and; provide technical assistance in obtaining state and federal funding assistance. *Responsibility: Planning Department, Board of Supervisors* *Timeframe: Ongoing, 2009-2014*	***Accomplishments:*** Amendments to the General Plan, Zoning Code and Subdivision Ordinance have created a local process that will provide new opportunities and an expedited permit process for lower income households. Modoc County has not enlisted support and cooperation of private developers, non-profit organization and the State of California to identify or build housing for lower income households. Appropriate sites have been designated in the town of Newell through a rezoning program where there are more than ample sites zoned (to comply with the Default Density requirement of 13 units per acre) and planned to accommodate lower income housing (for a realistic development capacity of 137 future potential extremely-low, very-low and low income high density housing units (refer to Appendix H). All such sites have public water and sewer services. ***Results:*** Permit streamlining to facilitate ministerial processing for manufactured homes, multiple family projects, accessory dwellings and second dwelling units have implemented. The need for affordable housing to accommodate large number of lower income households is not a pressing need in Modoc County, especially since population has been in decline. As a result, attracting non-profit developers may not be feasible. However, Zoning has been amended to accommodate for RHNA requirements for extremely-low, very-low and low income high density housing units (refer to Appendix H). ***Status:*** Program should be deemed satisfied modified and eliminated for the 2014-19 Housing Element Cycle.
2.2	As required by Government Code, at least once per year the Planning Department will evaluate housing issues and needed programs for the upcoming fiscal year. The Department shall consult with other County departments and community representatives involved in housing issues and program. The Planning Department will make recommendations to the Board of Supervisors for housing and implementing the	***Accomplishments:*** Due to funding limitations and limited staff resources, the Planning Department has not conducted a once per year program for evaluation of housing needs in Modoc County. However, in 2016-17, Modoc County made it a priority to update this Housing Element, the General Plan, Zoning Code and Subdivision regulations to comply with State housing laws and to meet most of the programs

Table 5-2: Description of Achievements from Previous 2009-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	Housing Element including persons responsible for the preparation of funding applications and administering programs. *Responsibility: Planning Department* *Timeframe: Annually, 2009-2014*	identified in this Housing Element Planning Cycle. ***Results:*** Amendments completed to the General Plan, Zoning Code and Subdivision Ordinance have resulted in creating an administrative environment to improve efficiencies in annual reviews of Modoc County's housing needs. ***Status:*** Revise program by s conducting annual reviews of Modoc County's housing needs, including submittal of the HCD annual Housing Element Status Report commencing in 2018.
2.3	Modoc County will continue to allow second units in single-family residential areas. Modoc County will regularly review the ordinance and amend it, as needed, to eliminate unnecessary constraints incompatible with its intent. Modoc County will also amend the Zoning Code, as necessary, to reflect the new state law pertaining to second units (Government Code Section 65852.2). *Responsibility: Planning Department* *Timeframe: By 2013-2014*	***Accomplishments:*** Modoc County issued permits for 9 second dwelling units between 2009 and 2017. Modoc County recently amended the Zoning Code to establish a ministerial process for manufactured homes, multiple family projects, accessory dwellings and second dwelling units have created permit streamlining as required by changes to state law. All such projects are only required to adhere to the minimum safety and energy standards of the Uniform Building Code as required for a conventionally built home. ***Results:*** All such projects are allowed by right in conformance with state law. ***Status:*** Program fully implemented
2.4	Taking into consideration infrastructure constraints, Modoc County will increase the supply of rental units that receive rental assistance, consistent with County growth rates, by pursuing funding through state and federal Agencies. *Responsibility: Community Programs* *Timeframe: Ongoing, 2009-2014*	***Accomplishments:*** Rental assistance is provided to Modoc County through the Shasta County Housing Authority. They administer all forms of rental assistance and new buyer home programs. When Modoc County hears of an individual needing assistance, they are referred to this authority. Population has been in decline which has not been anticipated, so there is not sufficient demand for developing new affordable rental housing. ***Results:*** There are 163 publicly assisted housing units in Modoc County, most located within Alturas. Only one project, the Newell Migrant Center, in Newell, has 40 units. These 40 units were recently renovated with funds from a rental rehabilitation grant program. ***Status:*** Continue this program as it is successful in providing needed assistance to the

Table 5-2: Description of Achievements from Previous 2009-2014 Housing Element Summary of Achievements

Action Program	Programs	Accomplishments / Results / Status
		eligible population**.**
Objective Three: Providing Adequate Sites and Services Modoc County will provide adequate sites to be designated in the General Plan and zoned for residential land use to meet the objectives of this element and will facilitate the expansion of water, sewer and fire protection services where needed. ***Response:*** The General Plan and Zoning Codes were amended to address high density capacity needs under State housing law and new programs have been developed in the Housing Element to encourage water, sewer, storm water, and fire protection services within target areas of Newell and Cedarville refer to Appendix F, Disadvantaged Unincorporated Communities Analysis). ***Policy 3:*** Facilitate and assure there are adequate housing sites near facilities to support future housing needs.		
3.1	Modoc County will review the General Plan and zoning in areas where water, sewer and fire protection services is available. This will allow Modoc County to maintain an adequate supply of lands in areas zoned for residential land use including multi-family residential development. Modoc County will encourage residential development by reviewing the zoning ordinance and make amendments to comply with State density bonus law. Modoc County will use the grant for Regional Blueprint Planning to identify areas appropriate and capable to accommodate extremely-low, very-low, income and/or multi-family housing. Modoc County will remove the conditional use permit requirement for multi-family housing in the Residential High Density Zoning District. *Responsibility: Planning Department; Planning Commission* *Timeframe: 2009-2014, Amend zoning code to comply with State density bonus law in 2013-2014; remove the conditional use permit for multifamily housing development in the Residential High-Density zone in 2013-2014.*	***Accomplishments:*** Modoc County's recently updated General Plan and Zoning Code provides more than ample locations where higher density housing is permitted, well excess of actual need according to the Regional Housing Needs Allocation. The unincorporated community of Newell with public water and sewer, can accommodate up to 137 higher density units meeting the 13 dwelling units per acre default density required by the state (refer to Appendix H of this Housing Element Update regarding housing capacity analysis and Appendix E, reserved water and sewer capacity analysis for affordable housing). Other lands in Adin (public sewer), Daphnedale (public sewer) and Cedarville (public water) can accommodate 6 units per acre that could yield up to 141 multiple family in the medium density residential category. ***Results:*** Modoc County has more than adequate sites planned and zoned to meet its affordable housing needs. ***Status:*** Program is no longer needed**.** ***Accomplishments:*** The density bonus law was recently included into Modoc County Zoning Code. Modoc County zoning code was also amended to remove the Administrative Use Permit requirement for multiple family dwellings. ***Results:*** Landowners are now able to apply for a density bonus using both Modoc County and state program. In additional, multiple family projects can now proceed as allowed uses. ***Status:*** Complete. No further need for this

Table 5-2: Description of Achievements from Previous 2009-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
		program.
3.2	Modoc County will update the Zoning Ordinance to identify employee housing that serves 6 or fewer persons shall be treated as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone, in accordance with California Health and Safety Code, Sections 17021.5. The update will also identify employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone in accordance with Section 17021.6. *Responsibility: Planning Department* *Timeframe: 2009-2014, Update standards in 2014-2015*	***Accomplishments:*** Amendments to the Zoning Code included this as employee and farmworker housing. ***Results:*** Modoc County completed this program. ***Status:*** Complete. No further need for this program.
3.3	Modoc County will revise the Zoning Ordinance to define and clearly outline regulations governing emergency shelters. Identify the specific districts, such as the RH, RL, and RR zones, in which emergency shelters may be permitted without a conditional permit or other discretionary action and with sufficient capacity to accommodate the need for shelters. *Responsibility: Planning Department* *Timeframe: Amend the zoning ordinance within one year of adoption of the Housing Element*	***Accomplishments:*** Modoc County recently included provisions for emergency shelters. They are now allowed by right in the Urban, AG and U zones zoning district. Refer to Appendix D of this Housing Element for more details. ***Results:*** Interested organizations wanting to establish emergency shelters are now able to proceed without a discretionary permit**.** ***Status:*** Program fully implemented
3.4	Taking infrastructure constraints into consideration Modoc County will assess the geographical distribution of assisted housing to assure that housing opportunities are appropriately distributed and that no individual communities have a disproportionate amount of this housing *Responsibility: Planning Department* *Timeframe: By 2009-2014*	***Accomplishments:*** There are few areas within Modoc County that have assisted housing. The four projects are currently limited to Alturas (3) and the town of Newell (1). These are the only areas in Modoc County that have both public water and sewer service, a necessity for higher density housing. ***Results:*** Until other areas of Modoc County have these essential urban services, the opportunity for new projects is limited to Newell. ***Status****:* Retain program, but revise to limit such projects to areas that have both water and sewer services.
3.5	Modoc County will continue to provide support services in the form of technical assistance to	***Accomplishments:*** Due to funding limitations and limited staff resources, the Planning

Table 5-2: Description of Achievements from Previous 2009-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	districts and non-profit organizations in the application for state and federal grants (CDBG, EPA, USDA Rural Development) to expand and improve community infrastructure, including water and sewer systems, and to improve structural fire protection services to serve residential development. Modoc County will also expedite the process of local permits *Responsibility: Board of Supervisors, All County Departments* *Timeframe: 2009-2014*	Department has not reached out to these agencies for expanding these needs. A complete analysis was conducted on infrastructure and service deficiencies within ten of Modoc County's disadvantaged unincorporated communities that target more specific needs within Modoc County (refer to Appendix F of this Housing Element). ***Results:*** See Appendix F, analysis of disadvantaged unincorporated communities. This study helps to direct resources to specific areas in Modoc County, such as the community of Newell, for infrastructure and service needs to both preserve existing affordable housing, such as the Newell Migrant Center and expand opportunities for production of lower income housing where such infrastructure and services are available. ***Status:*** This program should be modified and retained to target disadvantaged unincorporated communities and to target infrastructure needs, such as sewer, water service and flood control in Newell where affordable housing can feasibly be improved and expanded.
3.6	Modoc County will work with Alturas to determine the need for a housing specialist/coordinator position (on a contract basis or City/County staff employee) to facilitate orderly expansion of residential development by establish a first-time homebuyer program and housing rehabilitation program in areas appropriate for those uses. *Responsibility: Planning Department* *Timeframe: Ongoing, 2009-2014, determine the need for a housing specialist/coordinator position by September 2011*	***Accomplishments:*** Modoc County encourages Alturas to update their Housing Element so that joint programs, such as this, can be funded through qualifying housing rehabilitation and homeowner assistance programs. Modoc County joined forces with Alturas in April 2017, to update the Housing Element collaboratively (as a joint Housing Element), but in the middle of this process, the City declined to complete their part of the update, due partly on the concern that implementation of state Housing law would negatively impact the City declining economic conditions. ***Results:*** Modoc County should continue encouraging Alturas to complete the Housing Element Update, so that the City would be in a qualifying position to obtain funding, such as CDBG, to create and administer housing rehabilitation and homeowner assistance programs and, therefore, create financial feasibility to have a housing specialist/coordinator to administer these programs collaboratively with Modoc County. Recognizing that Alturas is the only full service

Table 5-2: Description of Achievements from Previous 2009-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
		incorporated community in Modoc County that can adequately support affordable housing Modoc County needs to continue supporting Alturas in supporting housing programs, such as conducting an update to the Housing Element Update. However, without the City's participation Modoc County is financially limited from conducting many housing programs that would improve housing conditions county-wide. However, Modoc County could seek other options, such as contracting with Shasta County Housing Authority or a non-profit agency, such as Great Northern Services (GNS) to help administer these programs. GNS, for example, provides housing rehabilitation and buyers assistance programs for adjoining Siskiyou County. Another option might be to support TEACH to apply for grant funding and establish resource capacity to conduct this program. ***Status:*** Retain and modify Program to encourage City participation and to look at alternative providers for these programs, such as the Shasta County Housing Authority, TEACH, and/or Great Norther Services.
3.7	Modoc County will continue to pursue mixed-uses in the designated community areas, when appropriate, by promoting the Rural Town (RT) Zone that continues the historic community development patterns by fully utilizing parcels for residential and limited commercial use. *Responsibility: Planning Department* *Timeframe: Ongoing, 2009-2014*	***Accomplishments:*** Upon inquiry from private developers seeking mixed use, Modoc County directs mixed use interests to the lands zone for RT**.** ***Results:*** Modoc County has not received any enquires for development of mixed land use development. This does not mean that Modoc County should not continue this program as there may be hope for this type of development in the future. ***Status:*** Continue Program

Table 5-2: Description of Achievements from Previous 2009-2014 Housing Element Summary of Achievements

Action Program	Programs	Accomplishments / Results / Status
Objective Four: Rehabilitating and Replacing Existing Housing Stock Modoc County shall promote the rehabilitation and replacement of housing necessary to meet the needs of very-low and low income housing units per year. This will depend on the availability of CDBG funds for this purpose. ***Response:*** Modoc County received Joe Sernna Grant Funding and rehabilitated 40 extremely-low income housing units at the Newell Migrant Center. This is the only publicly assisted housing located within the unincorporated area of Modoc County. ***Policy 4:*** Encourage housing opportunities to serve persons with special housing needs		
4.1	In order to facilitate housing rehabilitation and conservation efforts, Modoc County will apply for, or encourage an appropriate organization to apply for, a technical assistance grant to perform a housing condition survey or an income survey. *Responsibility: Planning Department* *Timeframe: Ongoing, 2009-2014 as funding becomes available. Modoc County will identify the appropriate party to apply for the technical assistance grant by December 2010.*	***Accomplishments:*** See response to Program 3.6 ***Results:*** Modoc County is somewhat limited from applying for housing rehabilitation and conservation funding without participation from Alturas. Also, funding for conducting a housing condition survey or income survey is very limited. For example, HCD modified the CDBG program so that such studies no longer can be funded with State CDBG funding. However, Modoc County should continue seeking funding for this so that it will be in a good position to obtain grant funding for housing rehabilitation and conservation funding in the future. Modoc County could also seek other options, such as contracting with Shasta County Housing Authority or a non-profit agency, such as Great Northern Services (GNS) to help administer a housing rehabilitation program. GNS, for example, provides housing rehabilitation and buyers assistance programs for adjoining Siskiyou County. Another option might be to support TEACH to apply for grant funding and establish resource capacity to conduct this program. ***Status:*** Continue program as modified.
4.2	Modoc County will partner with non-profit and for-profit groups to undertake housing rehabilitation and replacement programs and to apply for state and federal funds for rehabilitation programs. Modoc County anticipates the rehabilitation of homes within the unincorporated County based on available USDA Rural Development funds and any other available funding during this planning period *Responsibility: Planning Department, Community Programs including TEACH*	**Accomplishments:** See response to Program 3.6. ***Results:*** Modoc County is financially limited from applying for housing rehabilitation and conservation funding without participation from Alturas, where there is a greater need for this program. However, alternatives may be available, such as collaborating with other agencies that have more financial capacity to take on a County housing rehabilitation program and replacement program, such as the Shasta

Table 5-2: Description of Achievements from Previous 2009-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	Timeframe: Ongoing, 2009-2014; Apply for funding as the opportunity arises	County Housing Authority or Great Northern Services, a non-profit agency who provides these services for Siskiyou County. Also, funding for conducting a housing condition survey or income survey is very limited. For example, HCD modified the CDBG program so that such studies no longer can be paid for with State CDBG funding. However, Modoc County should continue seeking funding for this so that it will be in a good position to obtain grant funding for housing rehabilitation and conservation funding in the future. ***Status:*** Continue program as modified.
<u>Objective Five: Conserving the Affordability of Existing Housing</u> Modoc County shall evaluate and attempt to mitigate the general impacts of its policies and actions on the affordability of housing. ***Policy 5****:* Work diligently towards the rehabilitation of the existing housing stock and strive to replace housing units that are beyond repair.		
5.1	All rental rehabilitation programs undertaken by County-sponsored programs will include provisions to ensure that rentals remain affordable for a term of 5 years, or as otherwise specified by the funding program. *Responsibility: Community Programs, including TEACH* *Timeframe: 2009-2014*	***Accomplishments:*** Modoc County did not undertake a rental rehabilitation program during this last planning cycle due to limited financial resources and lack of participation by partner agencies, such as Alturas. ***Results:*** No rental rehabilitation occurred during this last planning cycle using County-sponsored programs. ***Status:*** Modify this program to seek funding and look at alternatives for administering a rental rehabilitation program, such as the Shasta County Housing Authority or Great Northern Services, the non-profit agency who provides a rental rehabilitation program to Siskiyou County.
5.2	Current development standards shall be reviewed in consideration of allowing more flexibility with general development standards for limited sized lots in community areas with older dated homes to utilize existing footprint if home must be demolished and reconstructed. *Responsibility: Planning Department* *Timeframe: 2009-2014*	***Accomplishments:*** New development standards have been developed, such as a comprehensive update to the Subdivision Ordinance, to provide more flexibility to new development. However, no new development standards have been developed for addressing more flexibility for retrofit or reconstruction. ***Results:*** Facilitated subdivision review from the new subdivision ordinance, such as streamlined lot merging and lot line adjustments, to facilitate infill residential development.

Table 5-2: Description of Achievements from Previous 2009-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
		Modoc County does not currently have retrofit development standards for existing homes that must be demolished and reconstructed. However, developing such standards would potentially preclude compliance with required building code requirements and, therefore are not practical. ***Status:*** Due to the impracticality of developing retrofit standards that may conflict with minimum building code standards, this program is not practical. Therefore, this program should not be continued.
<u>Objective Six: Fulfilling Special Housing Needs</u> Modoc County encourages the construction or placement of housing units designed to meet the needs of households with special housing requirements. ***Policy 6****:* Encourage regular maintenance of housing as a means of conserving existing housing stock.		
6.1	Modoc County will support applications to appropriate agencies, including USDA Rural Development, CDBG and HCD, to provide housing for special needs groups, including extremely-low income households, as identified in the Housing Element. *Responsibility: Board of Supervisors, Planning Department* *Timeframe: Ongoing, 2009-2014*	***Accomplishments:*** Modoc County received a $3 million Joe Serna Jr. Farmworker Housing Grant in 2007 and completed renovation of 40 extremely-low income housing units at the Newell Migrant Center. This is the only publicly assisted housing project located within the unincorporated area of Modoc County. ***Results:*** 40 renovated, extremely-low income units. ***Status:*** Retain Program
6.2	Modoc County will continue to support the agencies that provide the existing and future farm worker housing needs in Modoc County. Modoc County will continue to pursue the funding necessary to rehabilitate the Migrant Center in Newell, CA. If new construction of farm worker housing is needed and funding becomes available, Modoc County will assist these agencies with identifying site for the construction of farm worker housing and streamlining the permits and entitlements process. *Responsibility: Migrant Housing/Community Programs* *Timeframe: Ongoing, 2009-2014*	***Accomplishments:*** Modoc County received a $3 million Joe Serna Jr. Farmworker Housing Grant in 2007 and completed renovation of 40 extremely-low income housing units at the Newell Migrant Center. This is the only publicly assisted housing project located within the unincorporated area of Modoc County ***Results:*** Preservation of 40 extremely-low income housing units. ***Status:*** Program completed.
6.3	Modoc County will facilitate the provision of	***Accomplishments:*** TEACH, a non-profit

Table 5-2: Description of Achievements from Previous 2009-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	emergency shelter to citizens in need of housing on a short-term, emergency basis. Modoc County will apply for, and/or assist qualified non-profit organizations to apply for, emergency housing funds from the Department of Housing and Community Development and other appropriate funding sources. *Responsibility: Social Services, Mental Health, Community Programs including TEACH* *Timeframe: Ongoing, 2009-2014 - based on funding cycles for emergency housing programs*	agency, located in Alturas, serving Modoc County and Alturas, provides a wide range of programs to assist lower income families. They provide a program to assist those in need of temporary emergency housing as funding is available. TEACH has provided housing vouchers for at least 40 families in need over the last couple of years. TEACH administrator indicates that these requests are generally seasonal when a family is passing though Alturas and is need of short-term emergency assistance. ***Results:*** Approximately 40 families have been served temporary emergency assistance through the TEACH emergency housing program. ***Status:*** Retain Program
<u>Objective Seven: Minimizing Housing Costs by Efficient Energy Use</u> Modoc County will seek and support ways to reduce residential energy use and energy costs as a means of reducing monthly housing costs. ***Response:*** Population and housing values continue to decline in Modoc County. Increasing homeownership opportunities, therefore are more challenging when homeownership investment depreciate. ***Policy 7:*** Develop strategies and actions to increase home ownership opportunities through economic development, including preservation and creation of employment opportunities.		
7.1	Modoc County will implement the energy conservation policies and programs for residential uses set forth in the Modoc County Energy Element, adopted June 1993, or as otherwise revised. *Responsibility: Board of Supervisors, applicable County Departments* *Timeframe: 2009-2014*	***Accomplishments:*** Modoc County removed the Energy Element from its General Plan because it was outdated and not reflective of current conditions. Title 24 of the Uniform Building Code and any revisions thereof will continue to provide the latest energy conservation and efficiency standards for Modoc County. ***Results:*** The Uniform Building Code, Title 24 will be used in place of the Energy Element. ***Status:*** Remove the program
7.2	Modoc County will cooperate with non-profit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications. Specifically, Modoc County will help to publicize the USDA Rural Development assistance program. *Responsibility: Appropriate community programs; Planning and Building & Safety Departments*	***Accomplishments:*** TEACH, a non-profit agency, located in Alturas, serving Modoc County and Alturas, provides a wide range of programs to assist lower income families. Redwood Community Action Agency, through TEACH, provides a home weatherization program that has assisted about 90 families over the last 4 years. ***Results:*** 90 families served with weatherization

Table 5-2: Description of Achievements from Previous 2009-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	Timeframe: 2009-2014 A program for publicizing USDA assistance will be implemented by 2014.	of their homes between 2008 and 2014. ***Status:*** Continue this program with TEACH and Redwood Community Action Agency and expand program to allow the Housing Rehabilitation Program, when developed, to include a weatherization program too.
Objective Eight: Increasing Home Ownership Opportunities Modoc County encourages home ownership as a means of supporting the self-sufficiency of its citizens, promoting affordability, improved living conditions and will support ownership by facilitating economic development and expanded private-sector employment opportunities. ***Policy 8:*** Maintain a healthy jobs housing balance.		
8.1	Modoc County will continue to help stimulate the retention and creation of job opportunities through the economic development district (SCED) and by encouraging and cooperating with local agencies to promote economic development. *Responsibility: Board of Supervisors* *Timeframe: Ongoing, 2009-2014*	***Accomplishments:*** Superior Economic Development District (SEDD) continues to provide economic retention and job expansion programs within Modoc, Siskiyou, Shasta and Trinity Counties. Programs include business development assistance, ***Results:*** Despite declining population 8 business development loans were made by SEDD in 2016. Also, SEDD conducted several business development classes and provided coordination of an economic development strategy between the related Counties. ***Status:*** Retain Program
8.2	Modoc County will work with the City in a joint effort to facilitate the provision of infrastructure, including sewer and water systems, to support new industrial and commercial development *Responsibility: Planning Department, Public Works* *Timeframe: Ongoing, 2009-2014*	***Accomplishments:*** Limited infrastructure improvements have been made in Modoc County and Alturas over this planning cycle. Alturas is behind two Housing Element cycles which precludes the City from qualifying for CDBG funding; critical funding needed for infrastructure improvements. ***Results:*** No changes from last housing cycle. ***Status:*** Retain Program and modify to encourage Alturas to update their Housing Element so that Modoc County and the City can collaborate in seeking CDBG funding for critical infrastructure improvements. Appendix F of this document includes an evaluation of infrastructure deficiencies within Modoc County's ten disadvantaged unincorporated communities. It identifies Newell and Cedarville and the most feasible communities to target infrastructure

Table 5-2: Description of Achievements from Previous 2009-2014 Housing Element Summary of Achievements

Action Program	Programs	Accomplishments / Results / Status
		improvements to best accommodate for higher density residential, commercial and industrial growth. This program should be modified to target these communities.
8.3	Modoc County will continue to identify sites where new industries could locate with a minimum of delay and assist in compliance with environmental regulations and the permitting process. *Responsibility: Planning Department* *Timeframe: Ongoing, 2009-2014*	***Accomplishments:*** No significant industries have located to Modoc County during this Housing Element cycle. ***Results:*** No new industries. ***Status:*** Retain Program
Objective Nine: Eliminating Housing Discrimination Modoc County will continue to regulate against housing discrimination in the attainment of its housing goals and objectives. Discrimination cases will be referred to Modoc County District Attorney. ***Policy 9:*** Facilitate the development of infrastructure in appropriate locations to better serve housing and job creation opportunities.		
9.1	Modoc County will post notices in the Modoc County library, the Adin Chamber of Commerce, and the Modoc Employment Center, indicating where housing discrimination complaints can be made and assist in referring complaints to the appropriate state and federal agencies. *Responsibility: Social Services* *Timeframe: Ongoing, 2009-2014*	***Accomplishments:*** Notices continue to be posted at these locations. Northern California Legal Services has reached out to Modoc County to offer assistance in providing fair housing support services. ***Results:*** Modoc County has not received any housing discrimination complaints during this Housing Element cycle. ***Status:*** Retain Program and modify to collaborate with Northern California Legal Services to help with housing discrimination issues.
Objective Ten: Citizen Participation ***Policy 10:*** Modoc County will provide public outreach to all economic segments of the community in the development and revision of the Housing Element.		
10.1	Modoc County will contact involved local organizations and individuals during the process of making revisions to the Housing Element and will conduct public hearings prior to the adoption of the revised Element. Modoc County will provide ample notice and opportunities for public review and input on the Housing Element policies. *Responsibility: Planning Department*	***Accomplishments:*** All of Modoc County's land use planning meetings are open to the public. Modoc County also notifies interested organizations and individuals of pending matters affecting the General Pan, zoning Code and Housing Element. ***Results:*** Notification of revisions to Modoc County's land use program is governed by state law.

Table 5-2: Description of Achievements from Previous 2009-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	Timeframe: Prior to adoption of the revised Housing Element	***Status:*** Program not necessary
Objective Eleven: General Plan Consistency ***Policy 11:*** Modoc County will maintain the consistency of the Housing Element with other elements of the General Plan.		
11.1	To maintain General Plan consistency, Modoc County will continue to review related elements of its General Plan in regard to housing policies and shall review the objectives and programs of the Housing Element as it considers related General Plan amendment proposals. *Responsibility: Planning Department, Planning Commission* *Timeframe: 2009-2014, when amendments and revisions are considered*	***Accomplishments:*** Modoc County recently completed comprehensive revisions to its General Plan and Zoning Code to conform with Housing element law. ***Results:*** Updated General Plan and Zoning Code to 2017 that complies with current state Housing laws. ***Status:*** Retain program on an on-going basis with review annually with annual preparation of the Housing Element reports to HCD and comprehensive review every Housing Element update cycle.
11.2	Modoc County will seek funding assistance to complete updates of the General Plan, the Zoning Code, and Modoc County's Zoning Maps to clarify policies and zoning provisions that will help implement the Housing Element and support the development of housing in Modoc County. Modoc County is currently updating the Subdivision Ordinance to clarify residential development requirements. *Responsibility: Planning Department* *Timeframe: 2009-2014*	***Accomplishments:*** These various planning documents were all recently completed using general fund monies. ***Results:*** Updates to General Plan and Zoning Codes completed. ***Status:*** Program has been fully implemented
Objective Twelve: Eliminating Unnecessary Governmental Constraints Modoc County will seek to identify and eliminate unnecessary constraints to the provision of affordable housing. ***Policy 12:*** Modoc County will seek to identify and eliminate unnecessary constraints to the provision of affordable housing.		
12.1	Modoc County will review and eliminate unnecessary constraints to the provision of affordable housing for all income levels. *Responsibility: Board of Supervisors, Planning Department* *Timeframe: Ongoing2009-2014*	***Accomplishments:*** The recent revisions to the General Plan and Zoning Code removed many constraints to the provision of affordable housing by streamlining the permit process to only included an administrative permit and compliance with the Uniform Building Code

Table 5-2: Description of Achievements from Previous 2009-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
		Results: The development of a manufactured home, accessory dwelling, transitional housing and supportive housing and emergency shelters is now allowed in the Zoning Code in compliance with state Housing law. ***Status:*** Program has been fully implemented. Retain program to maintain this effort.
12.2	In order to encourage and support the development, maintenance and improvement of housing for persons with disabilities, Modoc County will adopt a formal reasonable accommodation procedure December 2010. This procedure will allow exceptions to zoning requirements upon request by a person with a disability consistent with fair housing related laws and regulations. Further, Modoc County will evaluate the zoning ordinance definition of family and if necessary, amend the definition to encourage the development, maintenance and improvement of housing for persons with disabilities. *Responsibility: Planning Department* *Timeframe: Complete reasonable accommodation procedures by December 2010.*	***Accomplishments:*** Reasonable accommodation regulations were adopted as part of the Zoning Code Update in conformity with state Law. ***Results:*** The amendment to the zoning code is now available to those with disabilities to request an exception needed to remove barriers to equal housing access is now available in Modoc County ***Status:*** Program has been fully implemented
12.3	"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults,, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals existing from institutional settings, veterans, and homeless people.	***Accomplishments:*** Zoning Code updated to address transitional and supportive residential uses the same as other residential uses, subject only to those restrictions that apply to other residential uses. ***Results:*** Zoning Code updated in 2017. Modoc County has not received any proposals for transitional or supportive housing. ***Status:*** Program has been fully implemented

Table 5-2: Description of Achievements from Previous 2009-2014 Housing Element Summary of Achievements		
Action Program	**Programs**	**Accomplishments / Results / Status**
	"Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and circulating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than 6 months from the beginning of the assistance. *Responsibility: Planning Department* *Timeframe: Complete zoning amendments by December 31, 2013*	

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CHAPTER SIX: HOUSING PROGRAM

A. STATUTORY REQUIREMENTS

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

The entire population of Modoc County is under 12,000 persons and will remain so in the planning period. Currently Alturas is the only full-service community in Modoc County capable of providing a full range of infrastructure and community services. The size of Modoc County coupled with its sparse and spread out population makes implementation of programs requiring resources difficult at best. In order to achieve economies of scale it is important for Modoc County and the City to work to achieve common goals in the Alturas area. Modoc County should also expand its relationship with the Shasta County Housing Authority or other entity to assist in administering various housing assistance programs.

B. GOALS AND POLICIES

Providing more housing, as required by RHNA, is particularly challenging given Modoc County's losses in population and declining economy over the recent years. Due to these declines, Modoc County should be looking toward ways to preserve affordable housing rather than construct new affordable housing.

GOALS

There are three overarching goals for housing in Modoc County.

1. To provide an adequate supply of land planned and zoned with necessary infrastructure (water, sewer, roads, fore protection, etc.) in a safe and satisfying environment for the present and future residents of Modoc County;

2. To provide equal housing opportunities regardless of race, age, religion, sex, marital status, ethnic background, or personal disabilities; and

3. To support economic development projects that will promote reasonable growth and produce employment opportunities that enable people to afford adequate housing.

POLICIES

1. Ensure that there are an adequate number of housing units at a range of densities sufficient to meet the current and future needs of Modoc County residents.

2. Encourage a variety of housing opportunities for all segments of the community.

3. Facilitate and assure there are adequate housing sites near essential services to support future housing needs.

4. Encourage housing opportunities to serve persons with special housing needs.

5. Work diligently towards the rehabilitation of the existing housing stock and strive to replace housing units that are beyond repair.

6. Encourage regular maintenance of housing as a means of conserving existing housing stock.

7. Develop strategies and actions to increase home ownership opportunities through economic development, including preservation and creation of employment opportunities.

8. Facilitate the development of infrastructure in appropriate locations to better serve housing and job creation opportunities.

9. Assist citizens in need of short-term emergency housing.

10. Discourage discrimination in housing.

HOUSING OBJECTIVES AND PROGRAMS

Table 6-1: Housing Objectives and Programs 2014-2019

Action Program	Programs
Objective One: Meet Basic Construction Goals ***Policy 1:*** Based on the Regional Housing Needs projections, Modoc County will provide adequate sites to encourage the construction or placement of at least 10 new housing units including 4 extremely-low, very-low and low income housing units in the unincorporated County by June 30, 2019.	
1.1	***Vacant Land Inventory:*** Modoc County will maintain an updated inventory of vacant residential parcels for prospective development. This list shall be posted on Modoc County's website. *Responsibility: Planning Department and Board of Supervisors* *Funding: General Fund* *Timeframe: Ongoing*
1.2	***Annual Housing Assessment:*** As required by Government Code, at least once per year the Planning Department will evaluate housing issues and needed programs for the upcoming fiscal year. Starting in 2018, Modoc County will start conducting annual reviews of Modoc County's housing needs. This includes preparation and submittal of annual housing element progress reports to HCD as required by law. To this end, the Planning Department shall consult with other County departments and community representatives involved in housing issues and program. The Planning Department will make recommendations to the Board of Supervisors for housing and implementing the housing element including persons responsible for the preparation of funding applications and administering programs. *Responsibility: Planning Department* *Funding: General Fund* *Timeframe: As part of the 2018-19 County budget cycle, Onging.*

Table 6-1: Housing Objectives and Programs 2014-2019	
Action Program	**Programs**
1.3	***Promotion of Mixed Uses:*** Modoc County will continue to pursue mixed-uses in the designated community areas, when appropriate, by promoting the Rural Town (RT) Zone that continues the historic community development patterns by fully utilizing parcels for residential and limited commercial use. *Responsibility: Planning Department* *Funding: General Fund* *Timeframe: Ongoing* *Objective: Provide for two new dwelling units*
1.4	***Military Air Space Project Review:*** For any new housing project or proposed general plan amendment that meets the criteria referenced in Public Resources Code Sections 21098 and that is located in the identified low level flight path, the respective branch of the military be consulted of said project for comment (refer to Appendix I of this document). This program is also included in the General Plan Safety Element. *Responsibility: Planning Department* *Funding: General Fund* *Timeframe: Ongoing*
Objective Two: Maintain Housing Opportunities ***Policy 2:*** Encourage a variety of housing opportunities for all segments of the community.	
2.1	***New Affordable Housing Information and Support:*** Modoc County will assist and familiarize builders and land owners with the opportunities to facilitate the development of housing for lower income households including manufactured/mobile homes, accessory/secondary units, provided through the zoning code revisions adopted in 2017. *Responsibility: Planning Department* *Funding: General Fund* *Timeframe: Ongoing. Add new regulations and information on County's Website in 2018.*
2.2	***New Affordable Housing Incentive Program:*** Modoc County will streamline the building permit review process for new affordable housing, such as manufactured/mobile homes, accessory/secondary units, to facilitate the development of housing for lower income households provided through the zoning code revisions adopted in 2017. *Responsibility: Planning Department* *Funding: General Fund* *Timeframe: Ongoing. Add new regulations and information on County's Website in 2018.*
Objective Three: Fulfill Special Housing Needs ***Policy 3:*** Modoc County encourages the construction or placement of housing units designed to meet the needs of households with special housing requirements.	
3.1	***Section 8 Housing Voucher Support:*** Taking into consideration infrastructure constraints, and to the extent Modoc County has financial capability, continue to increase the supply of rental units that

Table 6-1: Housing Objectives and Programs 2014-2019	
Action Program	**Programs**
	receive rental assistance, by pursuing funding through state and federal agencies. Modoc County shall continue to cooperate with the Shasta County Housing Authority in its administration of the federal Section 8, Housing Choice Voucher rental assistance program to maintain the availability of housing vouchers in Modoc County. Modoc County's role will be to provide necessary documentation to the Housing Authority to apply for annual commitments from the U.S. Department of Housing and Urban Development. The County's role will be to: • Provide necessary documentation to the Housing Authority to apply for annual commitments from the U.S. Department of Housing and Urban Development; • Provide information on the rental assistance program at the Social Services Department's public counter and distribute information to partner agencies, such as TEACH and Legal Services of Northern California. *Responsibility: Social Services Department* *Funding: Section 8 funding program* *Timeframe: Ongoing*
3.2	***Reasonable Accommodation Program:*** Modoc County will continue to permit accessory structures, building modifications and site plans that provide accessibility for persons with disabilities and will continue to implement the state and federal building standards for handicapped accessibility. To the extent Modoc County has financial capability, the Planning Department will provide brochures and assistance to residents about accessibility for persons with disabilities. Modoc County will administer the Reasonable Accommodation regulations to make sure necessary modifications can be made to housing in a timely and cost-effective manner to address the needs of disabled and developmentally disabled persons. *Responsibility: Planning Department* *Funding: General Fund* *Timeframe: By March 2018 and Ongoing*
3.3	***ADA Compliance Program:*** Modoc County will continue to ensure that all construction projects requiring building permits comply with the federal Americans with Disabilities Act (ADA) as provided by the Uniform Building Code. Modoc County will assist property owners and contractors in understanding ADA requirements when retrofit or rehabilitation projects for public, residential or commercial structures. *Responsibility: Building and Safety and Planning Departments* *Funding: Building permit plan check fees* *Timeframe: Ongoing*
3.4	***Homeless Support Program:*** To the extent Modoc County has financial capability, Modoc County will participate in the Shasta Redding Continuum of Care for outreach, housing and shelter, homelessness prevention activities and related data management. This may include assisting with the Homeless Management Information System which is anticipated to be available to Modoc County in 2018. Objective is to secure financing in 2019 and to provide for housing rehabilitation and homebuyers assistance for a number of clients during the 2019-2024 planning cycle.

Table 6-1: Housing Objectives and Programs 2014-2019	
Action Program	**Programs**
	Responsibility: Social Services Department and TEACH *Funding: General Fund and grants* *Timeframe: 2018* *Objective: Install and provide information coordination on the Continuum of Care Homeless Management Information System.*
Objective Four: Expand Infrastructure ***Policy 4:*** Modoc County shall actively facilitate the development of infrastructure in appropriate locations to better serve housing and job creation opportunities.	
4.1	***New Affordable Housing Infrastructure and Public Service Support for Newell and Cedarville:*** To the extent Modoc County has financial capability, Modoc County will continue to provide support services for Disadvantaged Unincorporated Communities in the form of technical assistance to districts and non-profit organizations in the application for state and federal grants (CDBG, EPA, USDA Rural Development) to expand and improve community infrastructure, including water and sewer systems, flood control and to improve structural fire protection services to serve residential development. The town of Newell and Cedarville should be specifically targeted. Anticipate further housing preservation of 10 extremely-low income units in migrant housing. *Responsibility: Board of Supervisors, All County Departments, with County Administrator in the lead.* *Funding: Fund to prepare grants and other grants* *Timeframe: Ongoing* *Objective: Obtain grants for storm water master plans for Newell and Cedarville in 2018.*
4.2	***New Affordable Housing Water and Wastewater Reservation Support:*** In accordance with Government Code Section 6558.7, Modoc County will monitor Newell County Water to assure sufficient priority sewer/water capacities are reserved for future low-income housing development per Modoc County's RHNA for the 2014-2019 period; 4 equivalent dwelling unit services for lower-income households. *Responsibility: Public Works, Building and Safety and Planning Departments* *Funding: General Fund* *Timeframe: Ongoing* *Objective: Reservation of sewer and water capacity for 4 low-income, very-low income and extremely-low income housing units in conformance with RHNA.*
4.3	***Newell County Water District Improvement Grants:*** To the extent Modoc County has financial capability, Modoc County shall collaborate with the Newell County Water District in preparing a CDBG applications for water and sewer expansion and improvements and to replace the sewer lines. *Responsibility: County Administrator, Public Works* *Funding: General Fund* *Timeframe: December 2018* *Objective: Provide for the development of for 4 low-income, very-low income and extremely-low*

Table 6-1: Housing Objectives and Programs 2014-2019	
Action Program	**Programs**
	income housing units in conformance with RHNA
Objective Five: Rehabilitating and Replacing Existing Housing Stock ***Policy 5:*** Modoc County shall promote the rehabilitation and replacement of housing necessary to meet the needs of very low- and low-income housing units per year. This will depend on the availability of CDBG funds for this purpose.	
5.1	***Housing Conditions Survey:*** Modoc County will partner with non-profit and for-profit groups to undertake housing rehabilitation and replacement programs, including accessory/second units and mobile/manufactured homes, and to apply for state and federal funds for rehabilitation programs. Modoc County anticipates the rehabilitation of homes within the unincorporated County based on available USDA Rural Development funds, CDBG and HOME funds and any other available funding during this planning period Note: Modoc County is financially limited from applying for housing rehabilitation and conservation funding without participation from Alturas, where there is a greater need for this program. However, alternatives may be available, such as collaborating with other agencies that have more financial capacity to take on a County housing rehabilitation program and replacement program, such as the Shasta County Housing Authority, TEACH, and/or Great Northern Services, a non-profit agency that provides these services for Siskiyou County. Also, funding for conducting a housing condition survey or income survey is very limited. For example, HCD modified the CDBG program so that such studies no longer can be paid for with State CDBG funding. However, Modoc County should continue seeking funding for this so that it will be in a good position to obtain grant funding for housing rehabilitation and conservation funding in the future. *Responsibility: Planning Department, Community Programs including TEACH* *Funding: General Fund and other grant funding.* *Timeframe: Apply for funding as the opportunity arises* *Objective: Upon receiving funding, complete housing condition survey in 2018*
5.2	**Housing Rehabilitation/Homebuyer Assistance Grants:** To the extent Modoc County has financial capability, Modoc County will apply for housing rehabilitation and homebuyer assistance funding (CDBG, HOME) to establish new programs. Modoc County will seek other approaches for obtaining this funding and for administering these programs through collaboration with other support agencies, such as with Shasta County Housing Authority, TEACH, and or Great Northern Services. Objective is to secure financing in 2019 and to provide for housing rehabilitation and homebuyers assistance for a number of clients during the 2019-2024 planning cycle. *Responsibility: County Administrator* *Funding: General Fund, CDBG and HOME* *Timeframe: 2018-2019 Budget Cycle* *Objective: Rehabilitate 2 low-income housing units and provide assistance to 4 low income families. Apply for funding annually starting 2018.*
Objective Six: Conserving the Affordability of Existing Housing ***Policy 6:*** Modoc County shall evaluate and attempt to mitigate the general impacts of its policies and actions on the affordability of housing.	

Table 6-1: Housing Objectives and Programs 2014-2019	
Action Program	**Programs**
6.1	***Rental Rehabilitation Program:*** Review the feasibility of establishing a rental rehabilitation program to ensure that rentals remain affordable for a term of 5 years, or as otherwise specified by the funding program. In establishing a program for administering a rental rehabilitation program, consider coordinating with the Shasta County Housing Authority, TEACH, or Great Northern Services, the non-profit agency who provides a rental rehabilitation program to Siskiyou County. *Responsibility: County Administrator and Social Services* *Funding: General Fund* *Timeframe: As part of the 2018-2019 budget cycle* *Objective: Upon receiving grant funding, establish a housing rehabilitation and buyer's assistance program in 2018 and rehabilitate 2 low-income housing units.*
6.2	***Endorse Update of the Alturas Housing Element:*** To improve access to funding infrastructure, such as water and sewer services to housing in Modoc County, Modoc County supports efforts by Alturas to update their housing element and to jointly develop housing programs, such as housing rehabilitation programs, to improve the overall condition of housing within Modoc County. *Responsibility: County CAO and Board of Supervisors* *Funding: Not Applicable* *Timeframe: Ongoing*
6.3	***Endorse Alturas Annexation of Daphnedale:*** To improve housing conditions Modoc County and in particular within Daphnedale, a disadvantaged unincorporated community within the City of Altura's Sphere of Influence, Modoc County supports efforts by Alturas to annex this territory to extend other needed services. *Responsibility: County CAO and Board of Supervisors* *Funding: Not Applicable* *Timeframe: Ongoing*
6.4	***Code Enforcement Program:*** Modoc County will continue to operate its code enforcement program, with the goals of abating dangerous structures and addressing nuisance concerns related to housing and neighborhood quality. To the extent Modoc County has financial capability, Modoc County will evaluate the feasibility of expanding this program by establishing a rental inspection program to address poor living conditions of low income tenants. *Responsibility: Planning and Building Departments* *Funding: CDBG and other grant funding* *Timeframe: 2018-19* *Objective: Upon receiving grant funding, establish a rental inspection program and correct living conditions in 30 dwelling units occupied by low income families in 2018-19.*
Objective Seven: Fulfilling Special Housing Needs ***Policy 7:*** Modoc County encourages the construction or placement of housing units designed to meet the needs of households with special housing requirements.	

Table 6-1: Housing Objectives and Programs 2014-2019	
Action Program	**Programs**
7.1	***Funding for Special Needs Housing:*** Modoc County will support applications to appropriate agencies, including USDA Rural Development, CDBG and HCD, to provide housing for special needs groups, including extremely low-income and developmentally disabled households, as identified in the Housing Element. *Responsibility: Board of Supervisors, Planning Department* *Funding: General Fund* *Timeframe: Ongoing, 2014-2019* *Objective: Secure grant funding for the remaining units that need rehabilitation at the Newell Migrant Center in 2018. Apply for funding annually starting 2018.*
7.2	***Support of Farmworker Housing:*** Modoc County will continue to support agencies that provide the existing and future farm worker housing needs in Modoc County. Modoc County will continue to pursue the funding necessary to rehabilitate the Migrant Center in Newell, CA. If new construction of farm worker housing is needed and funding becomes available, Modoc County will assist these agencies with identifying sites for the construction of farm worker housing and streamlining the permits and entitlements process. *Responsibility: Migrant Housing/Community Programs, Board of Supervisors* *Funding: General Fund and other grant programs* *Timeframe: Ongoing* *Objective: Secure grant funding for the remaining units that need rehabilitation at the Newell Migrant Center in 2018*
7.3	***Amend Zoning Code to Comply with Health and Safety Code for Farmworker Housing:*** Modoc County will amend Sections 18.100.20 and 18-100.30 of the Zoning Code to reduce constraints to the production of farmworker housing to comply with Sections 17021.5 and 17021.6 of the California Health and Safety Code. *Responsibility: Planning and Building Departments* *Funding: General Fund* *Timeframe: 2018-19* *Objective: Create compliance with* Sections *17021.5 and 17021.6 of the California Health and Safety Code to encourage the development of additional farmworker housing.*
7.4	***Emergency Housing Needs:*** To the extent Modoc County has financial capacity, Modoc County will facilitate the provision of emergency shelter to citizens in need of housing on a short-term, emergency basis. Modoc County will apply for, and/or assist qualified non-profit organizations to apply for, emergency housing funds from the Department of Housing and Community Development and other appropriate funding sources. *Responsibility: Social Services, Mental Health, Community Programs including TEACH* *Funding: General Fund* *Timeframe: Ongoing, 2014-2019 – Based on funding cycles for emergency housing programs* *Objective: To the extent Modoc County has financial capability Modoc County will collaborate with TEACH and Alturas to develop a permanent solution to housing needs for homeless families*

Table 6-1: Housing Objectives and Programs 2014-2019	
Action Program	**Programs**
	who reside in Modoc County in 2018. Apply for funding annually starting in 2018.
7.5	***Continuum of Care:*** To the extent Modoc County has financial capability, Modoc County will continue to support and participate in the Continuum of Care Program for Redding, Shasta, Lassen, Plumas, Del Norte, Modoc, and Sierra Counties. *Responsibility: Social Services and the Board of Supervisors* *Funding: General Fund and other grant programs* *Timeframe: Ongoing*
Objective Eight: Minimizing Housing Costs by Efficient Energy Use ***Policy 8:*** Modoc County will support ways to reduce residential energy use and energy costs as a means of reducing monthly housing costs.	
8.1	***Residential Energy Program:*** To the extent Modoc County has financial capacity, the County will continue to support residential energy conservation programs offered by the Redwood Community Action Agency, TEACH, Pacific Gas and Electric Company and others. This support will include referrals to these programs for homeowners expressing interest in energy conservation, as well as placement of brochures (if available) for such programs at County offices and providing a link to the residential energy conservation program on Modoc County website. *Responsibility: Planning, Building and Safety, Information Technology Departments* *Funding: Modoc County will continue to help fund these programs based on available financial resources* *Timeframe: Ongoing* *Objective: Provide for 600 utility payments (as needed) for low income families through the LIHEP program (provided by TEACH) and provide for 30 weatherized homes through the Weatherization Program provided by the Redwood Community Action Agency in 2018.*
8.2.	***Energy Conservation Standards:*** Modoc County will continue to implement the energy conservation standards under Title 24 of the California Code of Regulations, as required by state law. Modoc County will continue to provide information at the permit counter from the California Energy Commission on compliance with Title 24 and other energy conservation techniques. *Responsibility: Building and Safety* *Funding: General Fund* *Timeframe: Ongoing*
8.3	***Weatherization Program:*** To the extent Modoc County has financial capability Modoc County will cooperate with and support non-profit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications. Specifically, Modoc County will help to publicize the USDA Rural Development assistance program. *Responsibility: Planning, Building & Safety and TEACH* *Funding: General Fund* *Timeframe: The program for publicizing USDA assistance will be implemented by 2018*

Table 6-1: Housing Objectives and Programs 2014-2019	
Action Program	**Programs**
Objective Nine: Increasing Home Ownership Opportunities ***Policy 9:*** Modoc County encourages home ownership as a means of supporting the self-sufficiency of its citizens, promoting affordability, improved living conditions and will promote ownership by facilitating economic development and expanded private-sector employment opportunities.	
9.1	***Economic Recovery:*** Modoc County will continue to help stimulate the retention and creation of job opportunities through the Superior Economic Development District (SCED) and by encouraging and cooperating with local agencies to promote economic development. *Responsibility: Board of Supervisors* *Funding: General Fund* *Timeframe: Ongoing*
9.2	***Infrastructure Support for Economic Development:*** To the extent Modoc County has financial capability Modoc County will work with the City, special districts and others in efforts to facilitate the provision of infrastructure, including sewer and water systems, to support new industrial and commercial development. Target areas will be the unincorporated communities of Newell and Cedarville. *Responsibility: Planning Department, Public Works* *Funding: General Fund* *Timeframe: Ongoing, 2009-2014*
9.3	***Industrial Development Support:*** To the extent Modoc County has financial capability Modoc County will prepare a study to identify sites where new industries could locate with a minimum of delay and assist in compliance with environmental regulations and the permitting process. This effort will include supporting development of the new hospital in Alturas. *Responsibility: Planning, Public Works Department* *Funding: General Fund* *Timeframe: Work Program as part of the 2018/19 Budget*
Objective Ten: Eliminating Housing Discrimination ***Policy 10:*** Modoc County will continue to regulate against housing discrimination in the attainment of its housing goals and objectives. Discrimination cases will be referred to Modoc County District Attorney.	
10.1	***Fair Housing Coordination and Information:*** Modoc County will continue to serve as liaison between the public and appropriate agencies in matters concerning housing discrimination. Modoc County will promote equal housing opportunities through the posting of information and distribution of literature at County buildings. Modoc County will refer discrimination complaints to Northern California Legal Services and the State Fair Employment and Housing Commission. To the extent Modoc County has financial capacity, Modoc County shall work with Northern California Legal Services to train County staff on how to receive and refer fair housing complaints. *Responsibility: Planning, Building & Safety and Social Services* *Funding: General Fund* *Timeframe: Ongoing*

Table 6-1: Housing Objectives and Programs 2014-2019	
Action Program	**Programs**
	Objective: From recently established Reasonable Accommodation Ordinance, the Planning Department will establish a program that includes protocols for assistance from Northern California Legal Services.
10.2	***Fair Housing Support:*** Modoc County will post notices in the Modoc County library and the Modoc Employment Center, indicating where housing discrimination complaints can be made and assist in referring complaints to the appropriate state and federal agencies. When appropriate Modoc County will collaborate with Northern California Legal Services to assist with housing discrimination issues. *Responsibility: Social Services* *Funding: General Fund* *Time Frame: Ongoing, 2009-2014*
Objective Eleven: Eliminating Unnecessary Governmental Constraints to Housing Production and Preservation ***Policy 11:*** Modoc County will seek to identify and eliminate unnecessary constraints to the provision of affordable housing.	
11.1	***General Plan Consistency:*** To maintain General Plan consistency, Modoc County will continue to review related elements of its General Plan in regard to housing policies and shall review the objectives and programs of the Housing Element as it considers related General Plan amendment proposals. *Responsibility: Planning Department, Planning Commission* *Funding: General Fund* *Timeframe: Anytime amendments and revisions are considered*

QUANTIFIED OBJECTIVES

The opportunity and assistance is available for the RHNA goal of 4 low-income housing units to be met. There is also funding available for the rehabilitation of low-income housing units through USDA Rural Housing Development. Only 5 additional units will need to be constructed for above moderate-income households, although it is anticipated that these units will be paid for privately. There are enough units in Modoc County in need of rehabilitation and enough of these units are inexpensive that conservation and preservation of units are not necessary to meet housing demand.

Table 6-2: Quantified Objectives

Income Group	RHNA	New Construction[1]	Rehabilitation[2]	Conservation and Preservation [3]
Extremely-Low	1	1	0	10
Very-Low	1	1	2	0
Low	2	1	2	0

Table 6-2: Quantified Objectives

Income Group	RHNA	New Construction[1]	Rehabilitation[2]	Conservation and Preservation [3]
Moderate	1	2	0	0
Above-Moderate	5	10	0	0
TOTAL	10	15	4	0

Source(s): Modoc County 2006

[1] From January 1, 2009 to December 31, 2014 there were 29 housing units constructed.

[2] Rehabilitation Funding for approximately 4 homeowners is available through USDA Rural Housing Development, CDBG and/or HOME funding.

[3] There are no identified affordable housing projects within the unincorporated County or residents with Section 8 Vouchers.

APPENDIX A: MODOC COUNTY – PUBLIC PARTICIPATION PROGRAM

There was an original effort to jointly update Modoc County and Alturas' Housing Elements. That effort has since been abandoned and each jurisdiction is preparing its own update. in preparation of the Housing Element is required under Government Code Section 65588(c).

Public hearings were conducted by the Planning Commission on January 10 and January 24, 2018, and with the Board of Supervisors on February 27 and March 13, 2018 for adoption of the Housing Element. Notices were both e-mailed and sent through the U.S. Postal Service to public agencies as referenced in Appendix A of this document. Notices were published in the Modoc County Record newspaper at least ten days before each of the meetings. In addition, organizations that represent the interests of low income and special needs households, or are otherwise involved in the development of affordable housing, were consulted during the preparation of this element as specified above.

To comply with SB 18, Modoc County requested consultation opportunities to local tribes taken from a list derived from the Native American Heritage Commission. No Tribes indicated an interest in consultation. The list of federally-designated tribes contacted for this project included the Cedarville Rancheria, Alturas Rancheria, Fort Bidwell Paiute Indian Reservation, and the Pit River Tribe. For further information on methods of outreach to the tribes.

The draft Housing Element has been available in the Planning Department and was posted on Modoc County's website for review and comments. During Board of Supervisors/Planning Commission workshops and noticed public hearings, public comments were received. These included:

1. Community Workshop with the Modoc County Board of Supervisors, Modoc County Planning Commission, Alturas City Council and Planning Commission, including a noticed public hearing on April 5, 2017, to obtain initial public comments to kick off the process.

2. Community Workshop with the Modoc County Board of Supervisors and Modoc County Planning Commission, including noticed public hearing on August 22, 2017, to further obtain public comments on the Housing Element Update process, to review proposed amendments to the Modoc County General Plan and Zoning Code for compliance with related Housing Element law.

3. Community Workshop with the Modoc County Board of Supervisors Modoc County Planning Commission, including noticed public hearing on October 24, 2017, to obtain further public comments on the Housing Element Update process, to review the initial public draft of the Housing Element document, for submittal to HCD for initial review and comment.

4. A noticed public hearing with the Modoc County Planning Commission on January 10, 2018, to consider formal public comments on the Housing Element Update process and

for recommendation to the Board of Supervisors adoption of the 2014-19 Housing Element as revised from comments from HCD and other related General Plan amendments.

5. A continued public hearing with the Modoc County Planning Commission on January 24, 2018, to consider formal public comments on the Housing Element Update process and for recommendation to the Board of Supervisors adoption of the 2014-19 Housing Element as revised from comments from HCD and other related General Plan amendments.

6. Noticed public hearings with the Modoc County Board of Supervisors on February 13 and March 13, 2018, to consider formal public comments on the Housing Element Update process, for adoption of the 2014-19 Housing Element as revised from comments from the Planning Commission and other related General Plan amendments.

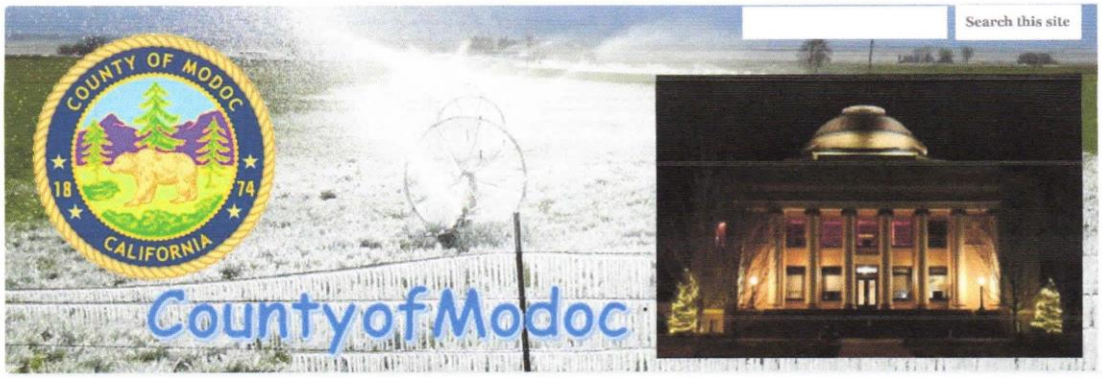
Notices for each of the meetings were posted in local post offices, advertised in the paper of local distribution, mailed directly to stakeholders and posted in various locations. Opportunities to comment on the draft and final document were afforded by attending legally noticed public hearings at the Planning Commission and Board of Supervisor meetings. Issues raised from public meetings were addressed under the appropriate section and incorporated into the body of the document. In addition, the following agencies were asked to provide insights:

- TEACH, Inc.
- Modoc County Department of Social Services
- Tribal Organizations
- City of Alturas
- Great Northern Services
- Legal Services Northern California

The only written comments received during this public outreach program were from Legal Services Northern California (LSNC). Responses to comments by Modoc County were made to LSNC in the form of the staff report to the Planning Commission and the Board of Supervisors, which was also distributed to LSNC separately before the noticed public hearings. These responses are included in this Appendix. The Draft document was amended to incorporate a number of suggestions made by LSNC. In their last e-mail of October 23, 2017, NSNC concurred with the revised draft document and indicated that they had no further comment.

The following includes all related notices, references, comments from the public and other information regarding Modoc County's efforts to reach out to the public in preparing the Housing Element Update.

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Housing Element

PUBLIC NOTICE:

Updated January 10, 2018

The County of Modoc is in the process of preparing an update to their Housing Element. The Housing Element, part of the County's General Plan, a policy document that addresses existing and future housing needs for all County residents and economic groups. The State of California requires by law that the Housing Element be updated periodically, generally every four to five years. For this program, the Housing Element will be updated for the current 2014-2019 cycle.

The Modoc County Board of Supervisors and Planning Commissioner conducted three public workshops over the last several months to obtain public comments on the Housing Element and has prepared public draft of the document (see link below). This draft document was reviewed by the California Department of Housing and Community Development (HCD) for compliance with State Housing Code. Below is a link to the January 5, 2018, Letter from HCD confirming this review.

The Planning Commission is scheduled to review the Final Draft Housing Element Update at their next regularly scheduled meeting on January 24, 2018 (see link to formal notice below). Also below is the complete final draft of the Housing Element Update document and related other revisions to the General Plan for this project. After this review, the County anticipates conducting an adoption hearing with the Board of Supervisors in February 2018.

The County continues invite public comments on the draft. Written comments can be submitted anytime to the following:

Modoc County Planning Department
Attn: Jackie Froeming, Administrative Assistant
Modoc County Planning & Building Services
203 West 4 th Street
Alturas, CA 96101
Email: jackiefroeming@co.modoc.ca.us

Price Consulting Services, who is assisting with this project, is available to address any questions or comments. Please feel welcome to contact Gary Price at (530) 218-1059.









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Housing Element

JOINT HOUSING ELEMENT UPDATE







The County of Modoc and the City of Alturas are jointly conducting an update to the 2009-14 Housing Elements. The Housing Element, part of the County's/City's General Plan, is a policy document that addresses existing and future housing needs for all residents and economic groups within Modoc County and Alturas. The State of California requires by law that the Housing Element be updated periodically, generally every four to five years. For this program, the County/City is updating the document for the 2014-2019 period.

The County/City conducted a public workshop with the Modoc County Board of Supervisors and their Planning Commission and Alturas City Council and their Planning Commission on April 5, 2017 on the Housing Element Update. County and City staff, in concert with Price Consulting Services, is now in the process of updating the document. We are requesting any comments that you have on the existing housing elements and soliciting additional comments that can help improve housing conditions in the County/City for the future.

Please feel welcome to review the current Housing Element Document below.

Please submit any comments you have on the current Housing Element document BY April 28, 2017, to the Jackie Froeming at jackiefroeming@co.modoc.ca.us or by mail to County of Modoc, Planning Department, 203 West Fourth Street, Alturas, CA 96101. You may also contact the Project Planner, Gary Price at gary@plannerprice.com by



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Housing Element

HOUSING ELEMENT UPDATE







The County of Modoc is conducting an update to the 2009-14 Housing Element. The Housing Element, is part of the County's General Plan, is a policy document that addresses existing and future housing needs for all residents and economic groups within Modoc County. The State of California requires by law that the Housing Element be updated periodically, generally every four to five years. For this program, the County is updating the document for the 2014-2019 period.

The County conducted a public workshop with the Modoc County Board of Supervisors and their Planning Commission on April 5, 2017. Below is a link to the meeting notes.

The County is conducting a second public workshop with the Board and Commission on August 22, 2017. County staff, in concert with Price Consulting Services, is now in the process of updating the document. Below is a link to the notice for this meeting. All are welcome to attend. The Workshop Package is also provided in a link below. In addition, to reference the current General Plan, which is also subject to amendment as part of the Housing Element Update, an additional link has been provided below.

Please submit any comments you have regarding the current Housing Element or any other comments to Jackie Froeming at jackiefroeming@co.modoc.ca.us or by mail to County of Modoc, Planning Department, 203 West Fourth Street, Alturas, CA 96101. You may also contact the Project Planner, Gary Price at gary@plannerprice.com by phone at (530) 218-1059, if you have any questions.

Outreach to Tribes-Form Letter and List of Tribes

April, 2017

Re: County of Modoc and City of Alturas Joint Housing Element Update 2014-19
Consultation Pursuant to State Senate Bill 18
Consultation Pursuant to Assembly Bill 52

Modoc County and Alturas are jointly preparing updates to their respective General Plans Housing Elements to comply with state Housing laws. These amendments will also include some amendments to their Land Use, Conservation and Safety Elements to assure consistency. Both agencies are seeking your comments. This request is being made in accordance with California Government Code Sections 65352.3 (SB 18) and California Resources Code 21080.1 AB 52 which requests tribe government consultation.

The Housing Element (and the overall General Plan) consists of policy documents that provides an assessment of housing characteristics and needs in the community and establishes programs to improve housing to meet these needs within Modoc County and the City. The document current Housing Element documents for both agencies can be downloaded for review and printing at:

ADD LINK TO COUNTY WEBSITE THAT HAS BOTH CURRENT HOUSING ELEMENT DOCUMENTS

We would be happy to send you copies of documents upon request. Also, we plan to send you links to the Website once the draft updates to the Housing Elements (and related other General Plan Element updates) have been completed for further comment.

Should the City either not receive a request for consultation or not hear back from you by (provide a 60-day response period from date of letter here), we will assume that your tribe government has declined consultation.

Please submit your responses and/or comments in writing to

Modoc County Planning and Building Services Department
203 West 4th Street
Alturas, CA 96101

Or by e-mail at: jackiefroeming@co.modoc.ca.us

Please contact me at (530) 233-6406 should you have any questions.

Sincerely,

Jackie Froeming
Administrative Assistant

Tribe	Contact	Address	City	State	Zip	Phone #	Fax #	Recognition Status
Cedarville Rancheria	Melissa Davis, Chairwoman	300 W. 1st Street	Alturas	CA	96101	(530) 233-3969	(530) 233-4776	Federal
Alturas Rancheria	Phillip Del Rosa, Chairman	PO Box 340	Alturas	CA	96101	(530) 233-5571	(530) 233-4165	Federal
Fort Bidwell Paiute Indian Reservation	Bernold Pollard, Chairman	PO Box 129	Fort Bidwell	CA	96112-0129	(530) 279-6310	(530) 279-2233	Federal
Pit River Tribe	Mickey Gemill, Chairman	3670 Park Avenue	Burney	CA	96103-4128	(530) 335-5421	(530) 335-3140	Federal

COUNTY OF MODOC
PLANNING & BUILDING SERVICES

203 W. 4th Street
Alturas, California 96101
(530) 233-6406 Office

Director
Sean Curtis

Building Official
Dominic Budmark

April 18, 2017

TO: Area Non-Profit Organizations
Areas Agencies

RE: ***County of Modoc and City of Alturas Joint Housing Element Update 2014-19***

Ladies and Gentlemen:

The County of Modoc and City of Alturas are jointly preparing updates to their respective General Plans Housing Elements to comply with State Housing laws. The County and City are seeking your comments on housing issues within Modoc County and Alturas.

The current document can be reviewed at the following website address:

http://www.co.modoc.ca.us/departments/planning/housing-element-1

We would be happy to send you copies of documents upon request. Also, we plan to send you links to the Website once the draft updates to the Housing Elements (and related other General Plan Element updates) have been completed for further comment.

We would like any comments from you as to suggestions for updating the document by May 17, 2017. Please submit your comments in writing to:

Modoc County Planning and Building Services Department
203 West 4th Street
Alturas, CA 96101
Or by e-mail at: jackiefroeming@co.modoc.ca.us

Please contact me at (530) 233-6406 should you have any questions.

Sincerely,

Jackie Froeming

Jackie Froeming
Administrative Assistant
Modoc County Planning and Building Services

cc: Cameron Channell, County of Modoc Associate Planner
Joe Picotte, City of Alturas Public Works Director

Form Letter to Agencies and Agency List

Shasta Housing Authority Attn: Christy Coleman 1450 Court Street, #108 Redding CA 96001	TEACH, Inc. 112 East 2nd Street Alturas, CA 96101	Modoc County/Migrant Housing Attn: Alice Marrs 204 South Court Street, #100 Alturas, CA 96101
First 5 Modoc 802 North East Street, #103 Alturas, CA 96101	Regional Bus Service Attn: Sage Stage 108 South Main Street Alturas, CA 96101	Alturas Rotary Club Attn: Joy Johnson, President P.O. Box 1630 Alturas, CA 96101
Modoc County Office of Education 139 Henderson Street Alturas, CA 96101	Modoc Joint Unified School District 906 W 4th Street Alturas, CA 96101	Surprise Valley Joint Unified School District P.O. Box 100 Cedarville, CA 96104
Tulelake Basin Joint Unified School District 400 G Street Tulelake, CA 96134	Alturas Sunrise Rotary Club P.O. Box 1630 Alturas Ca 96101	Surprise Valley Chamber of Commerce 507 Main Street Cedarville, CA 96104
Alturas Chamber of Commerce 600 Main Street Alturas, CA 96101	CalWorks - County of Modoc Diane Fogel 324 South Main Street Alturas, CA 96010	Modoc County Health Services Attn: Karen Stockton, Director 441 North Main Street Alturas, CA 96101
Modoc County Social Services Attn: Kelly Crosby, Director 120 North Main Street Alturas, CA 96010	Modoc County Farm Advisor Attn: Steve Orloff, Director 202 West 4th Street Alturas, CA 96101	Modoc County Ag. Comm. Attn: Joe Moreo, Director 202 West 4th Street Alturas, CA 96101
Modoc County Veterans Services Attn: Henry Hitching 202 West 4th Street Alturas, CA 96101	Modoc County DOT Attn: Debbie Pedersen, Executive Director 108 South Main Street Alturas, CA 96101	Modoc County Building Department Attn: Dominic Budmark, Building Official 203 West 4th Street Alturas CA 96101
County Offices: Public Works Building Department Planning Department Assessor's Office, Etc.	USDA Rural Development Urban Planning Department 808 West 12th Street Alturas, CA 96101	Cedarville Rancheria Attn: Melissa Davis, Chair 300 West 1st Street Alturas, CA 96101
Alturas Rancheria Attn: Phillip Del Rosa, Chair P.O. Box 340 Alturas, CA 96101	Fort Bidwell Paiute Indian Reservation Attn: Bernold Pollard, Chair P.O. Box 129 Fort Bidwell, CA 96112	Pit River Tribe Attn: Mickey Gemill, Chair 3670 Park Avenue Burney, CA 96103

Alturas City Offices: Public Works Building Department Planning Department, Etc.	Stevenson Realty Auction Services/Property Management 1023 North Court Street Alturas, CA 96101	Modoc Realty Real Estate Agency 430 South Main Street Alturas, CA 96101
Terrance Quirk Real Estate Real Estate Agency 405 Archer Avenue Alturas, CA 96101	Surprise Valley Realty Real Estate Agency 507 Main Street Cedarville, CA 96104	Warner Mountain Property Management/ Real Estate 605 North Main Street, #B Alturas, CA 96101
Guy Williams General Contracting General Contractor 404 West 3rd Street Alturas, CA 96101	Coastwide Contractors General Contractor 4042 Pencil Road Alturas, CA 96101	Bagwell Construction General Contractor 1205 Juniper Street Alturas, CA 96101
Legal Services of Northern California Attn: Shah'ada Shaban Rural Senior Project Coordinator 1370 West Street Redding, CA 96001		

April 5, 2017 Public Workshop Information

MODOC COUNTY (Board of Supervisors and Planning Commission)
CITY OF ALTURAS (City Council and Planning Commission)
PUBLIC HEARING AND WORKSHOP NOTICE

NOTICE IS HEREBY GIVEN that the Modoc County Board of Supervisors, Modoc County Planning Commission, City of Alturas City Council and City of Alturas Planning Commission, will hold a joint public workshop and hearing on **Wednesday, April 5, 2017, at 2:30 p.m.**, at the **City Hall, located at 200 W. North Street, in Alturas CA.** The workshop will consider the following:

2014-19 Housing Element Update for Modoc County and the City of Alturas

Project Description: The County of Modoc and the City of Alturas are joining together to update their General Plan Housing Elements; a State required policy document describing existing housing conditions, a review of resources available to facilitate new housing construction and a strategy that addresses goals, policies and programs for the County's and City's housing needs. This project also incorporates some amendments to the Land Use and Safety Elements of the General Plans to insure internal consistency throughout the General Plan.

The public is invited and encouraged to attend the workshop and provide input regarding community development and housing needs for the next update period (2014-2019)

Government Code 65583(c)(7) requires: "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." To that end, Gary Price, Consultant to prepare the combined Housing Element Updates, will outline the Housing Element update and requirements.

Written comments are also welcome and may be submitted prior to the meeting as follows:

Modoc County Planning Department
Cameron Channell, Associate Planner
Email: cameronchannell@co.modoc.ca.us
203 W. 4th Street
Alturas, CA 96101
503-233-6406

City of Alturas
Bobbi Jean Melbourn
bjmelbourn@cityofalturas.us
530-233-2897

The County of Modoc and the City of Alturas does not discriminate in housing or employment on the basis of race, religion, sex, age, national origin, or disability. The location of the public hearing is fully accessible to mobility-impaired individuals.

Parties with a disability as provided by the American Disabilities Act who require special accommodations or aides in order to participate in the public meeting should make the request to the City Clerk at least 48 hours prior to the meeting.
If you wish to review the attachments available for each item you can view them at the City Clerk Office which is located at 200 W. North Street, Alturas, CA 96101 or you can find them on our website at: http://www.co.modoc.ca.us/departments/board-of-supervisors/agenda-minutes-audio.
You may also contact the Deputy Clerk at (530) 233-6201 or by email at TiffanyMartinez@co.modoc.ca.us
You may also contact the City Clerk at (530) 233-2512 or by email at cary@cityofalturas.us

Per Government Code Section 65009 (b)(2), "if you challenge the action described in this notice in court, you may be limited to raising only those issues you or someone raised at the public hearing described in this notice, or in written correspondence delivered to the City of Alturas, Modoc County Board of Supervisors or the Modoc County Planning Commission at, or prior to, the public hearing."

At this said time the Board, Council and Commissions will hear any and all interested persons.

PROOF OF PUBLICATION

Modoc County Record
P.O. Box 531
Alturas, CA 96101
(530) 233-2632

State of California
County of Modoc

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years; I am not a party to or interested in the notice published.
I am the publisher of the ***Modoc County Record***, a newspaper of general circulation, printed and published weekly in the City of Alturas, County of Modoc.
The ***Modoc County Record*** has been adjudged a newspaper of general circulation by the Superior Court of the County of Modoc, State of California, under the date of July 30, 1958, Case Number 6356.
The notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

March 16th and 23rd,

All in the year 2017.
I certify (or declare) under the penalty of perjury that the following is true and correct:

Dated in Alturas, California this

23rd day of **March,** 2017.

Jane Holloway

Page 1 of 2

Notes from April Public Workshop

Joint Housing Element
Public Workshop
April 5, 2017
Notes

On April 5, 2017 Gary Price of Price Consulting presented a workshop on the Joint Housing Element update for both the City of Alturas and Modoc County. He provided an overview of the Housing Element, why this needs to be updated, the importance of compliance, and how often the Housing Element will need to be updated. Once the Housing Element has been updated this will allow the City and County to become eligible for Community Block Grant Funding.

Gary Price also discussed the Regional Housing Need Allocation (RHNA)and how both the City and County will need to demonstrate they have the capacity and land available to provide new affordable housing units during the 5th cycle for people working in the community. He also provided and overview of the Housing Needs Assessment and how in the Housing Element update some programs that are currently in place may be removed that have not been used and replaced with programs that are a better fit for this area. Mr. Price listed off a few programs such as Housing Rehab programs and SB 2 which is the Building Homes and Job Act. Special Needs Housing, Farmworker Housing, and Homeless shelters were also discussed.

Regarding capacity, Gary Price mentioned that Senate Bill 1087 requires an analysis of water and sewer service providers and their capacities. Alturas is in good shape to accommodate required capacity (sewer and water) to provide for higher density housing as required by the RHNA. However, for Modoc County, this would be more challenging due to the limited availability of water and sewer outside of Alturas. It is noted that Ron Sherer from Cal Pines Special District and Michal Anderson, from Newell County Water and Sewer District, indicated that they had potential capacity to serve the below moderate income housing needs under RHNA for the County. These apparently are the only two agencies that serve both water and sewer within the County (which is necessary to provide for the potential residential density of up to 13 units per acre required for the County to meet RHNA), so it is important to acknowledge their participation in the Housing Element Update process.
Also, discussed were Zoning Codes that need to be updated before the Housing Element is adopted. Also, other General Plan elements such as the Land Use Element and Safety Element will need to have minor changes made to become consistent with the new Housing Element.

A proposed timeline was provided in the workshop packet outlining the various steps in the Housing Element update and when it can be expected to be completed.

List of April Public Workshop Participants

Name	Title	Department	Phone	Email
Geri Byrne	Supervisor	Modoc Co.	(541) 891-7518	geribyrne@co.modoc.ca.us
Bill Hall	Planning Commission	City of Alturas	(530) 410-5241	wa-hall-2000@yahoo.com
Marlene Hamilton	Planning Commission	City of Alturas	(530) 708-2180	hamcon@frontiernet.net
Ron Sherer	General Manager/Fire Chief	Canby, CSD	(530) 640-1040	RSherer@frontier.com
Cindy Imbach		MCTC	(530) 233-6410	CImbach@modoctransportation.com
Chris Lauppe	Planning Commission	City of Alturas	(530) 233-3281	cjlauppe@frontiernet.net
Mark Steffek	City Council	City of Alturas	(530) 233-0550	marksteffek8@gmail.com
Pat Cullins	Supervisor	Modoc Co.	(530) 640-0080	patriciacullins@co.modoc.ca.us
Tom Romero	Planning Commission	City of Alturas	(530) 233-1128	tromero@frontier.net
Debbie Pederson	MCTC	Modoc Co.	(530) 233-6410	dpederson@modoctransporation.com
Chester Robertson	CAO	Modoc Co.	(530) 233-7660	chesterrobertson@co.modoc.ca.us
Gary Price	Contract Planner		(530) 218-1059	gary@plannerprice.com
Nancy Huffman	Planning Commission	Modoc Co.	(530) 664-3521	huffdaddy1976@peoplepc.com
Jim Laacke	Planning Commission	Modoc Co.	(530) 279-2686	jlaacke@gmail.com
June Roberts	Planning Commission	Modoc Co.	(530) 233-2961	none
Bobby Ray	City Council	City of Alturas	(530) 233-4408	
Cheryl Nelson	City Council	City of Alturas	(530) 640-5555	
Joe Picotte	Planning Director	City of Alturas	(530) 233-2512	jpicotte@cityofalturas.us
Michael Anderson	c/o Christine Fogle,	Newell Co. Water	(530) 664-2267	ncwd@cot.net

PROOF OF PUBLICATION

Modoc County Record
P.O. Box 531
Alturas, CA 96101
(530) 233-2632

State of California
County of Modoc

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years; I am not a party to or interested in the notice published.
I am the publisher of the ***Modoc County Record***, a newspaper of general circulation, printed and published weekly in the City of Alturas, County of Modoc.
The ***Modoc County Record*** has been adjudged a newspaper of general circulation by the Superior Court of the County of Modoc, State of California, under the date of July 30, 1958, Case Number 6356.
The notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

October 12th,

All in the year 2017.
I certify (or declare) under the penalty of perjury that the following is true and correct:

Dated in Alturas, California this

12th day of **October,** 2017.

MODOC COUNTY
(Board of Supervisors and Planning Commission)
PUBLIC HEARING AND WORKSHOP
NOTICE

NOTICE IS HEREBY GIVEN that the Modoc County Board of Supervisors and Planning Commission will hold a public workshop on Tuesday, October 24, 2017, at 9:00 a.m., at the Modoc County Board of Supervisors Room, located at 204 S. Court Street, Room #203, in Alturas CA. The workshop will consider the following:

2014-19 Housing Element Update for Modoc County

Project Description: The County of Modoc is in the process of updating their General Plan Housing Element, a State required policy document describing existing housing conditions, a review of resources available to facilitate new housing construction and a strategy that addresses goals, policies and programs for the County's housing needs.

The public is invited and encouraged to attend the workshop and provide input regarding community development and housing needs for the next update period (2014-2019). This will be the third workshop on the subject and will focus reviewing the Draft Housing Element before it is submitted to the California Department of Housing and Community Development (HCD) for review.

Once the County receives HCD's comments, the document will be further revised for further review by the Planning Commission and Board of Supervisors. After further noticed public hearings with the Commission and Board, the document would then be adopted.

Government Code 65583(c)(7) requires: "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

Written comments can be submitted to the following, prior to the meeting:

Modoc County Planning Department
Jackie Froeming, Administrative Assistant
Email: jackiefroeming@co.modoc.ca.us
203 W. 4th Street
Alturas, CA 96101
530-233-6406

The County of Modoc and the City of Alturas does not discriminate in housing or employment on the basis of race, religion, sex, age, national origin, or disability. The location of the public hearing is fully accessible to mobility-impaired individuals.

In compliance with the Americans with Disabilities Act, Modoc County encourages those with disabilities to participate fully in the public hearing process. If you require special accommodations in order for you to attend or participate in this public meeting process, please contact Jackie Froeming, Administrative Assistant in advance of the public hearing so that we may make every reasonable effort to accommodate you.

/s/ Sean Curtis, Planning Director

Published in the *Modoc County Record* on October 12, 2017.

PROOF OF PUBLICATION

Modoc County Record
P.O. Box 531
Alturas, CA 96101
(530) 233-2632

State of California
County of Modoc

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years; I am not a party to or interested in the notice published.
I am the publisher of the ***Modoc County Record***, a newspaper of general circulation, printed and published weekly in the City of Alturas, County of Modoc.
The ***Modoc County Record*** has been adjudged a newspaper of general circulation by the Superior Court of the County of Modoc, State of California, under the date of July 30, 1958, Case Number 6356.
The notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

August 10th,

All in the year 2017.
I certify (or declare) under the penalty of perjury that the following is true and correct:

Dated in Alturas, California this

10th day of **August,** 2017.

MODOC COUNTY
(Board of Supervisors and Planning Commission)
PUBLIC HEARING AND WORKSHOP NOTICE

NOTICE IS HEREBY GIVEN that the Modoc County Board of Supervisors and Planning Commission will hold a public workshop on Tuesday, August 22, 2017, at 4:00 p.m., at the Modoc County Board of Supervisors Room, located at 204 S. Court Street, Room #203, in Alturas CA. The workshop will consider the following:

2014-19 Housing Element Update for Modoc County

Project Description: The County of Modoc is in the process of updating their General Plan Housing Element; a State required policy document describing existing housing conditions, a review of resources available to facilitate new housing construction and a strategy that addresses goals, policies and programs for the County's housing needs. This project also incorporates some amendments to the Land Use, Safety, and other Elements of the General Plans to insure internal consistency throughout the General Plan. Also, amendments are proposed to the Modoc County Zoning Code to address State Housing Law.

The public is invited and encouraged to attend the workshop and provide input regarding community development and housing needs for the next update period (2014-2019). This will be the second workshop on the subject and will focus on proposed changes to the Modoc County Zoning Code and proposed amendments to other sections of the General Plan to comply with State Housing Law which is a necessary part of updating the Housing Element.

Government Code 65583(c)(7) requires: "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

Written comments can be submitted to the following, prior to the meeting:

Modoc County Planning Department
Jackie Froeming, Administrative Assistant
Email: jackiefroeming@co.modoc.ca.us
203 W. 4th Street
Alturas, CA 96101
503-233-6406

The County of Modoc and the City of Alturas does not discriminate in housing or employment on the basis of race, religion, sex, age, national origin, or disability. The location of the public hearing is fully accessible to mobility-impaired individuals.

In compliance with the Americans with Disabilities Act, Modoc County encourages those with disabilities to participate fully in the public hearing process. If you require special accommodations in order for you to attend or participate in this public meeting process, please contact Jackie Froeming, Administrative Assistant in advance of the public hearing so that we may make every reasonable effort to accommodate you.

/s/ Sean Curtis, Planning Director

Published in the *Modoc County Record* on August 10, 2017.

PROOF OF PUBLICATION

Modoc County Record
P.O. Box 531
Alturas, CA 96101
(530) 233-2632

State of California
County of Modoc

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years; I am not a party to or interested in the notice published.
I am the publisher of the ***Modoc County Record***, a newspaper of general circulation, printed and published weekly in the City of Alturas, County of Modoc.
The ***Modoc County Record*** has been adjudged a newspaper of general circulation by the Superior Court of the County of Modoc, State of California, under the date of July 30, 1958, Case Number 6356.
The notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

January 11th,

All in the year 2018.
I certify (or declare) under the penalty of perjury that the following is true and correct:

Dated in Alturas, California this

11th day of **January,** 2018.

Jane Holloway

Page 1 of 2

LEGAL NOTICE
MODOC COUNTY
PLANNING COMMISSION MEETING

The Modoc County Planning Commission will consider the following items at their regular meeting on **Wednesday, January 24, 2018**, at **10:00 a.m.** at the Modoc County Planning Department, 203 W. 4th Street, Alturas, California. To submit written comments, obtain staff reports or other information; contact the Planning Department, 203 W. 4th Street, Alturas, California 96101, (530) 233-6406

Members of the public may address the Planning Commission on matters under its jurisdiction which are not on the agenda. The Commission may limit the public comment to ten minutes. The Commission may not render any decisions other than those items that are contained on this agenda; the public may request an item to be placed on a subsequent agenda.

PUBLIC HEARINGS

General Plan Amendment (GPA2017-14) Housing Element Update and Related Other General Plan Amendments: The Planning Director has initiated an update to the General Plan Housing Element and other amendments to the General Plan to comply current State Housing Law. This consists of a five year update (2014-19) to the County's General Plan Housing Element; a policy document describing existing housing conditions, a review of resources available to facilitate new housing construction and a strategy that addresses goals, policies and programs for Modoc County's housing needs. This project also incorporates some other amendments to the Land Use, Circulation, Conservation and Open Space and Safety, Economic and Energy Elements of the General Plan to insure internal consistency throughout the General Plan and to also comply with other related Housing Element update requirements of State Law. Following the review and recommendation by the Planning Commission, the proposed amendments will be forwarded to the Board of Supervisors for adoption.

OTHER AGENDA ITEMS

Marijuana Cultivation (ZOA 2017-18) Ordinance Amendment: The Planning Director will be presenting the modifications to this ordinance amendment not previously reviewed by the Planning Commission during their September 27, 2017 meeting per Title 18 Zoning Code Section 18.136.040 (b) for its recommendation.

Per Government Code Section 65009 (b)(2), " if you challenge the action described in this notice in court, you may be limited to raising only those issues you or someone raised at the public hearing described in this notice, or in written correspondence to the Planning Commission at, or prior to, the public hearing."

/s/ Sean Curtis, Planning Director

Published in the *Modoc County Record* on, January 11, 2018.

LEGAL NOTICE
MODOC COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Modoc County Board of Supervisors will hold a public hearing on **Tuesday, February 27, 2018, at 10:00 a.m.** or soon thereafter in the Modoc County Board of Supervisors Room at Modoc County Court House, 204 S. Court St. Room #203, Alturas, California, 96101, for consideration of the following project;

Members of the public may address the Planning Commission on matters under its jurisdiction which are not on the agenda. The Commission may limit the public comment to ten minutes. The Commission may not render any decisions other than those items that are contained on this agenda; the public may request an item to be placed on a subsequent agenda.

PUBLIC HEARINGS

General Plan Amendment (GPA2017-14) Housing Element Update and Related Other General Plan Amendments (Adoption): The Planning Director has initiated an update to the General Plan Housing Element and other amendments to the General Plan to comply current State Housing Law. This consists of a five year update (2014-19) to the County's General Plan Housing Element; a policy document describing existing housing conditions, a review of resources available to facilitate new housing construction and a strategy that addresses goals, policies and programs for Modoc County's housing needs. This project also incorporates some other amendments to the Land Use, Circulation, Conservation and Open Space and Safety, Economic and Energy Elements of the General Plan to insure internal consistency throughout the General Plan and to also comply with other related Housing Element update requirements of State Law. The Planning Commission reviewed this project at their meeting on January 24, 2018 and recommend approval of this project to the Board of Supervisors.

Per Government Code Section 65009 (b)(2), " if you challenge the action described in this notice in court, you may be limited to raising only those issues you or someone raised at the public hearing described in this notice, or in written correspondence to the Planning Commission at, or prior to, the public hearing."

s/ Tiffany Martinez,
Deputy Clerk of the Board

Modoc County Record
Publish one time: February 15, 2018

Bill: Modoc County Board of Supervisors
204 S. Court Street, Alturas, CA 96101

LEGAL NOTICE
MODOC COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Modoc County Board of Supervisors will hold a public hearing on **Tuesday, March 13, 2018, at 10:00 a.m.** or soon thereafter in the Modoc County Board of Supervisors Room at Modoc County Court House, 204 S. Court St. Room #203, Alturas, California, 96101, for consideration of the following project;

General Plan Amendment (GPA2017-14) Housing Element Update and Related Other General Plan Amendments Adoption: This consists of a five year update (2014-19) to the County's General Plan Housing Element related to Modoc County's housing needs. This project also incorporates amendments to Other Elements of the General Plan to comply with State Housing Law.

Per Government Code Section 65009 (b)(2), "if you challenge the action described in this notice in court, you may be limited to raising only those issues you or someone raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing."

s/ Tiffany Martinez,
Deputy Clerk of the Board

Modoc County Record
Publish one time: March 8, 2018

Bill: Modoc County Board of Supervisors

204 S. Court Street, Alturas, CA 96101

Letter from Northern California Legal Services

LEGAL SERVICES of NORTHERN CALIFORNIA

May 22, 2017

Sent via email to jackiefroeming@co.modoc.ca.us and U.S. Mail

Modoc County Planning and Building Services Department
203 W 4th St.
Alturas, CA 96101

Re: Modoc County and City of Alturas Housing Elements – Public Comment

Dear Planning Department,

Please find as follows our comments on the 2009-2014 Modoc County and 2005 City of Alturas Housing Elements. As you may know, Legal Services of Northern California provides civil legal assistance to primarily extremely-low and very-low income individuals and seniors through a twenty-three county service area that includes Modoc County. Through our work assisting extremely-low and very-low-income tenants in Modoc County, we know that extremely-low and very-low income families are having an increasingly difficult time finding homes to rent that are habitable, safe, and affordable.

We are encouraged to see that Modoc County and the City of Alturas are updating their Housing Elements. We think the County and City's efforts will help to address the current housing crisis. These comments relate specifically to the County and City's programs and policies regarding their respective obligations to provide adequate housing for all citizens of Modoc County.

I. Housing Affordable to Extremely-Low Income Households

The data presented at the April 5, 2017 public workshop demonstrated that most extremely-low income households in the County and City are paying too much for their housing. Paying more than 30% of one's income in rent puts the individual at risk of going without other basic needs, such as food, heat or electricity. One strategy to address to address the lack of affordable housing for extremely-low income households is to promote the development of subsidized multifamily housing in which rents are restricted and the housing units are reserved for the lowest income households.

In order to facilitate the development of housing affordable for extremely-low income households, sufficient land must be zoned at high enough densities to allow developers to build multifamily housing. Also, generally multifamily affordable housing is dependent on public funds, such as the Low Income Housing Tax Credit program. To be competitive for such

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A Legal Services Corporation Program LSC

programs and to make an affordable housing project financially feasible, affordable housing developers need to be able to build multiple units per project. That being said, a very large project of 150 or more apartments is often not feasible for a small community.

As such, to ensure sufficient land is set aside for the development of affordable multifamily housing for extremely and very low-income families, there must be parcels available in which 20 to 80 to 100 units could be built. The 2009-2014 Modoc County Housing Element and 2005 City of Alturas Housing Element acknowledge the ample availability of land on which to build necessary housing. But according to the 2009-2014 County of Modoc and 2005 City of Alturas Housing Elements, no construction for extremely low or very low-income housing occurred between 2007 and 2008 and affordable housing needs are still unmet. (*See* table on page 28 of the Modoc Housing Element and Tables 38-40 of the Alturas Housing Element.)

It is crucial that the County and the City develop programs that encourage the development of an affordable multifamily complex. This includes identifying land with adequate infrastructure and reaching out to affordable housing developers. The County's 2009-2014 Housing Element notes that there are few local developers. However, City and County staff should reach out the affordable housing developers that have developed housing in nearby counties.

The County's 2009-2014 Housing Element had several programs to address the housing needs of extremely-low income households, such as Programs 2.1-2.1 and Program 3.1 which sought to encourage development of multi-family housing. However, it appears that the County did not submit any annual progress reports to HCD and therefore we are not sure if the County ever implemented any of these programs. LSNC encourages the County to prioritize a program that seeks to develop one multifamily and affordable housing complex in this planning period. This type of housing is the best way to address the needs to extremely low-income households.

Further, to encourage developers to build affordable housing in Modoc County, we suggest providing a fee waiver process for developers that would waive some of the fees associated with building. We also suggest the creation of a housing trust fund ordinance, which would establish a local source of funding for affordable housing projects.

Another strategy to meet the housing needs of extremely-low income households is the provide rental assistance that allow households to rent existing housing units and receive some assistance paying their rent. The County's 2009-2014 Housing Element included Program 2.4 to increase the supply of rental units that receive rental assistance Again, it is not clear whether this program was ever implemented. Also, the County's Housing Element is silent on whether Housing Choice Vouchers are available in the County and if so how many households receive rental assistance through this program. LSNC encourages the County and City to analyze the use of rental assistance and the Housing Choice Voucher program and include a program to increase rental assistance with a priority for extremely-low income families. A rental assistance program would allow the County and City to provide immediate assistance to extremely-low income households.

II. Housing for People with Disabilities

The data at the April 5, 2017 public workshop states that nearly 50 percent of all households in the County and more than 50 percent of households in the City include a person with a disability. State law requires that the Housing Element include an analysis of the special needs of people with disabilities, including those with development disabilities and include programs to address the special housing needs for people with disabilities. (Government Code section 65583(a)(7).) In our experience, people with disabilities can face significant challenges to finding and keeping affordable housing. Many people with disabilities have low fixed incomes and some people with disabilities may not receive the supportive services they need to find or maintain housing.

All zoning codes must include an allowance for a reasonable accommodation under fair housing laws and federal and state housing documents to remove land use and zoning constraints to the development of housing for individuals with disabilities and provide reasonable accommodation to ensure equal access to housing. (*See* federal Fair Housing Amendments Act of 1988 and California's FEHA). Modoc County lacks this necessary ordinance in its zoning codes.

LSNC encourages the County and City to include the following programs in its Housing Element: 1) A program to facilitate the development of an affordable housing complex with supportive services for people with disabilities; 2) A priority for extremely-low income and disabled people in a rental assistance program; 3) Funding for a program to provide people with disabilities supportive services that may help people find and maintain housing; and 4) Creation and implementation of a County ordinance that allows for reasonable accommodation to allow flexibility in application of land use and zoning and building requirements, practices, and procedures to individuals and developers.

It is important the Housing Element include programs to address the needs of people with disabilities, including developmental disabilities.

III. Fair Housing Program

All Housing Elements must have a policy that promotes housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability pursuant to Government Code Section 65583(c)(5). The large percentage of disabled citizens of Modoc County noted in the section above means it is likely Modoc County is home to a large number of fair housing violations. As such, the 2009-2014 Modoc County Housing Element and 2005 City of Alturas Housing Element are inadequate as drafted.

The 2009-2014 Modoc County Housing Element states only that the County will post notices indicating where housing complaints can be made and will refer complaints to the appropriate State and Federal agencies. The 2005 City of Alturas Housing Element states as Goal H-8 the City will promote equal housing opportunities and discourage discrimination in housing, but has no documented method to follow through on this goal.

We recommend the joint housing element develops a plan to eliminate housing discrimination and promote equal housing opportunities by preparing a new fair housing flyer as well as

providing/promoting fair housing workshops or presentations. The County flyer can be posted in various City and County locations, like the Planning office, the library, post office, Chamber of Commerce, Employment Center, Senior Center, etc. The flyer should provide the contact information for where a resident can make a State and/or Federal complaint, but also contact information for local and regional organizations like LSNC that provide advice and resources to residents of Modoc County. LSNC is happy to provide our contact information as well as a County worker and/or resident education presentation.

IV. Preservation of Existing Affordable Housing

The City of Alturas has at least three HUD and/or USDA subsidized housing complexes (Alturas Meadows, Modoc West Apartments, and Alturas Gardens) that provide housing that is affordable to the lowest income families. In addition, the USDA-subsidized Newel Migrant Center is located in the County. It is important that the updated Housing Element include an analysis of whether these apartment complexes are at risk for converting to non-assisted market rate housing and that the Housing Element include a program pursuant to Government Code section 65583(c)(6) to keep these properties affordable. Since there is little to no multifamily housing development in the region, it is imperative that the City and County prioritize preserving these multi-family complexes for extremely-low and very-low income families and individuals.

V. Dilapidated Housing

Our office often receives calls from extremely low-income and very low-income renters who are living in substandard housing in Modoc County. Sometimes, landlords are unwilling to make necessary repairs and our clients cannot afford to move. Other times, our clients cannot find suitable available housing elsewhere. The enforcement of building and safety codes can be a powerful tool in preventing housing from becoming uninhabitable and fixing it once problems do arise. The County's 2009-2014 Housing Element also recognizes that Modoc County has a lot of housing in poor condition and that code enforcement activities are constrained by resources.

Since poor families are largely living in housing that is both unaffordable and in poor condition, the County and the City should prioritize funding code enforcement activities and funding programs for housing rehabilitation for very-low, extremely-low and low-income households.

Jurisdictions that have proactive code enforcement programs regularly inspect rental housing and do not depend on complaints from tenants or neighbors to conduct an inspection. In our experience, such programs have been effective in cutting down on the number of code violations in rental housing and helps to ensure such housing remains safe for tenants.

We encourage the County and City to include a program in its joint Housing Element to explore the possibility of a proactive code enforcement program to help address dilapidated housing in the City and County. Further, we encourage the continued allowance for zoning of Single Room Occupancy units, transitional and supportive housing units, and farmworker dwelling units as required by Government Code Sections 65583 and 65583.2 because these are often the only option available those unable to afford or access housing elsewhere.

VI. Program to Provide Emergency and Homeless Shelter Needs

Neither Modoc County nor the City of Alturas have an emergency or homeless shelter at this time. The Housing Element must designate a zone where an emergency shelter may be built by *right* pursuant to Government Code section 65583(a)(4). The housing element must also demonstrate that transitional housing and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code section 65583(a)(5).) A review of the County's zoning code demonstrates that it needs to be updated to bring it into compliance with these rules. It appears that the County had a program to do this in the last planning cycle, but did not do so. Therefore, the County should commit to doing this update to its zoning code immediately. It is our understanding Modoc County and the City of Alturas reports low numbers for its homeless population. We dispute the assertion that there are very few homeless individuals in Modoc County. Our office alone served 8 clients from Modoc County in 2016 who were homeless or at risk of homelessness. For a County with a population of 9,000 residents, this number is considerable.

We have learned about the emergency housing voucher program that used to provide emergency hotel or motel rooms to homeless residents of Modoc County and the City of Alturas. We understand that this program experienced some hiccups, but we encourage the County to reinstate some form of an emergency housing voucher system if it is unable to provide a standalone emergency and homeless shelter immediately.

In addition, the Housing Element should include a program to utilize available state and federal resources for emergency shelter services. For example, recently the California CalWORKs homeless assistance program was recently changes to allow the CalWORKs program to provide homeless assistance once a year rather than once in a lifetime. (*See* MPP 44-211.5 and ACL 16-28). This program may be helpful to CalWORKs eligible families in the County. Additionally, there is also a Family Stabilization Program through CalWORKs that can provide housing assistance to CalWORKs recipients in crisis.

VII. Mobile Home Park Closure/Conversion Ordinance

Mobile homes provide a valuable source of affordable housing for residents of Modoc County. There are 262 mobile home and RV spaces according to the Housing and Community Development records found at https://casas2prodwlext2.hcd.ca.gov/casas/cmirMp/onlineList. Many mobile home owners reside in mobile home parks throughout the County. Several years ago, California legislature recognized the difficulty a mobile home owner faces when a park closes or is converted to a different use. Accordingly, it enacted Government Code Section 65863.7. This code section requires the owner of a mobile home park in California to prepare a report detailing the impact a closure or conversion would have on the displaced residents, file a copy with the local legislative body, and provide a copy of such report and notice of park closure or conversion to existing residents. The local legislative body then reviews the impact report, conducts any necessary hearings on the impact of the proposed closure or conversion, and can order the park owner to provide relocation payments to displaced park residents.

The above referenced law applies statewide, but requires the local government body to enact an ordinance that allows for its application. This is because the local government body is the vehicle through which a displaced mobile home park resident can seek relocation benefits from the mobile home park owner.

Modoc County and the City of Alturas have not yet adopted the above referenced Government Code Section as part of its local code. We encourage adoption of this section as a part of the updated Housing Element in order to provide the appropriate protections and relocation payments to Modoc County residents forced out of their mobile home parks.

VIII. Program Timelines

The City failed to adopt an updated Housing Element during the last planning cycle and it appears that the County did not submit annual progress reports to HCD during the 2009-2014 planning period. As such, LSNC assumes that the County did not implement some of the programs in its Housing Element. Since the City and the County are behind on implementing important programs, LSNC encourages the County and City to include specific timelines for its programs. For example, the City and the County should commit to all needed updates to its Zoning Code by a certain date.

IX. Conclusion

Thank you for considering our comments. If you have any questions about them, I can be reached directly by phone at 530-646-4082, by email at sshaban@lsnc.net, by fax at 530-241-3982, or by mail at 1370 West St., Redding, CA 96001. Once the joint Housing Element is completed, please send a copy to our office. I look forward to an ongoing discussion about Modoc County and City of Alturas' joint Housing Element.

Sincerely,

LEGAL SERVICES OF NORTHERN CALIFORNIA



Shah'ada Shaban
Rural Senior Project Coordinator

Cc: Gary Price, Price Consulting
12144 Bitney Springs Road
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gary@plannerprice.com

Responses to Comments from Legal Services of Northern California Letter:

Gary Price

From: Shah'ada Shaban <sshaban@lsnc.net>
Sent: Monday, October 23, 2017 3:57 PM
To: Gary Price
Subject: Thank you.

Hi Gary,

I hope your life is somewhat more back to normal from the fires!

I also want to thank you for the time and effort you spent communicating with me about the Modoc County housing element process. At this time, our organization has no formal comments to submit in anticipation of tomorrow meeting. I believe our most pressing concerns were addressed by your edits over the past few weeks. I look forward to our continued work together!

Best,

Shah'ada

--
Shah'ada Shaban
Rural Senior Project Coordinator
Pronouns: she, her, hers Do you want to learn more about pronouns?
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The information in this email and any attachments may be privileged or confidential. If you are not the intended recipient, please delete the email and any attachments and notify the sender immediately or call Legal Services of Northern California at 916-551-2150.

NCLS Comment:	Response
1. The data presented at the April 5, 2017 public workshop demonstrated that most extremely-low income households in the County and City are paying too much for their housing. Paying more than 30% of one's income in rent puts the individual at risk of going without other basic needs, such as food, heat or electricity. One strategy to address to address the lack of affordable housing for extremely-low income households is to promote the development of subsidized multifamily housing in which rents are restricted and the housing units are reserved for the lowest income households.	The County is in the process of updating the Zoning Code and the General Plan to comply with State Housing Law to allow for multifamily housing by right in Urban High Density areas.
2. In order to facilitate the development of housing affordable for extremely-low income households, sufficient land must be zoned at high enough densities to allow developers to build multifamily housing. Also, generally multifamily affordable housing is dependent on public funds, such as the Low Income Housing Tax Credit program. To be competitive for such programs and to make an affordable housing project financially feasible, affordable housing developers need to be able to build multiple units per project. That being said, a very large project of 150 or more apartments is often not feasible for a small community. As such, to ensure sufficient land is set aside for the development of affordable multifamily housing for extremely and very low-income families, there must be parcels available in which 20 to 80 to 100 units could be built. The 2009-2014 Modoc County Housing Element and 2005 City of Alturas Housing Element acknowledges the ample availability of land on which to build necessary housing. But according to the 2009-2014 County of Modoc and 2005 City of Alturas Housing Elements, no construction for extremely low or very low-income housing occurred between 2007 and 2008 and affordable housing needs are still unmet. (*See* table on page 28 of the Modoc Housing Element and Tables 38-40 of the Alturas Housing Element.)	The County is in the process of updating the Zoning Code and the General Plan to comply with State Housing Law to allow for multifamily housing by right in Urban High Density areas. However, there are very limited areas within the County that have sufficient infrastructure, such as public water and wastewater that could possibly accommodate large projects. Several programs have been proposed to expand this infrastructure in Newell and Cedarville to support more affordable housing. Also, several policies are proposed to encourage the City of Alturas, which has infrastructure capacity to serve this level of housing, to update their regulations and general plan to increase affordable housing. There is a complete capacity analysis in the proposed housing element (Appendix H) which demonstrates compliance with State Housing Law. Alturas will need to conduct its own analysis for its own housing element when updated.
3. It is crucial that the County and the City develop programs	Programs of the proposed

NCLS Comment:	Response
that encourage the development of an affordable multifamily complex. This includes identifying land with adequate infrastructure and reaching out to affordable housing developers. The County's 2009-2014 Housing Element notes that there are few local developers. However, City and County staff should reach out the affordable housing developers that have developed housing in nearby counties.	housing element addresses this: 1.1: **Vacant Land Inventory:** Modoc County will maintain an updated inventory of vacant residential parcels for prospective development. This list shall be posted on Modoc County's website. 2.1: **New Affordable Housing Information and Support:** Modoc County will assist and familiarize builders and land owners with the opportunities for building secondary units, accessory units to facilitate the development of housing for lower income households provided through the zoning code revisions adopted in 2017. 4.1: **New Affordable Housing Infrastructure and Public Service Support for Newell and Cedarville:** To the extent Modoc County has financial capability, Modoc County will continue to provide support services for Disadvantaged Unincorporated Communities in the form of technical assistance to districts and non-profit organizations in the application for state and federal grants (CDBG, EPA, USDA Rural Development) to expand and improve community infrastructure, including water and sewer systems, flood control and to improve structural fire protection services to serve residential development. The town of Newell and Cedarville should be specifically targeted.

NCLS Comment:	Response
	Anticipate further housing preservation of 10 extremely-low income units in migrant housing. 4.2: **New Affordable Housing Water and Wastewater Reservation Support:** In accordance with Government Code Section 6558.7, Modoc County will monitor Newell County Water to assure sufficient priority sewer/water capacities are reserved for future low-income housing development per Modoc County's RHNA for the 2014-2019 period; 4 equivalent dwelling unit services for lower-income households. 4.3: **Newell County Water District Improvement Grants:** To the extent Modoc County has financial capability; Modoc County shall collaborate with the Newell County Water District in preparing a CDBG applications for water and sewer expansion and improvements and to replace the sewer lines.
4. The County's 2009-2014 Housing Element had several programs to address the housing needs of extremely-low income households, such as Programs 2.1-2.1 and Program 3.1 which sought to encourage development of multi-family housing. However, it appears that the County did not submit any annual progress reports to HCD and therefore we are not sure if the County ever implemented any of these programs. LSNC encourages the County to prioritize a program that seeks to develop one multifamily and affordable housing complex in this planning period. This type of housing is the best way to address the needs to extremely low-income households.	The County did not experience development of extremely-low income unit multi-family projects during the 2009-14 planning cycle. Only publically assisted project is located in Modoc County (excluding Alturas), the Newell Migrant Center. 40 units of this project were rehabilitated through a housing grant program during the 2009-14 planning cycle.

NCLS Comment:	Response
Further, to encourage developers to build affordable housing in Modoc County, we suggest providing a fee waiver process for developers that would waive some of the fees associated with building. We also suggest the creation of a housing trust fund ordinance, which would establish a local source of funding for affordable housing projects.	The County will start assembling and filing annual progress reports in accordance with proposed program 1.2: **Annual Housing Assessment:** As required by Government Code, at least once per year the Planning Department will evaluate housing issues and needed programs for the upcoming fiscal year. Starting in 2018, Modoc County will start conducting annual reviews of Modoc County's housing needs. This includes preparation and submittal of annual housing element progress reports to HCD as required by law. To this end, the Planning Department shall consult with other County departments and community representatives involved in housing issues and program. The Planning Department will make recommendations to the Board of Supervisors for housing and implementing the housing element including persons responsible for the preparation of funding applications and administering programs. Refer to response No. 3 to address encouraging development of affordable housing in the County. Page 56 of the proposed housing element addresses the comment regarding fee waivers as follows: "Although development fees

NCLS Comment:	Response
	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. 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. Based on Modoc County's fee schedule, fees for construction, including the construction of affordable housing, is limited to the cost of providing the service (such as fees for plan check and building inspection). Modoc County does not assess other fees, such as development impact fees, which are customary of other similar agencies. Therefore, waiving fees or reducing fees for lower income housing would not be practical given Modoc County's declining growth and related budget.
5. Another strategy to meet the housing needs of extremely-low income households is the provide rental assistance that allow households to rent existing housing units and receive some assistance paying their rent. The County's 2009-2014 Housing Element included Program 2.4 to increase the supply of rental units that receive rental assistance Again; it is not clear whether this program was ever implemented. Also, the County's Housing Element is silent on whether Housing Choice Vouchers are available in the County and if so how many households receive rental assistance through this program. LSNC encourages the County and City to analyze the use of rental assistance and the Housing Choice Voucher	The proposed housing element states: "The Section 8 Housing Assistance Program for Modoc County is administered by the Shasta County Housing Authority. As of September 2017, the Authority was serving less than 16 families with Section 8 vouchers within Modoc County, all except for 1 family, located within Alturas. Proposed Program 3.1 states:

NCLS Comment:	Response
program and include a program to increase rental assistance with a priority for extremely-low income families. A rental assistance program would allow the County and City to provide immediate assistance to extremely-low income households.	Taking into consideration infrastructure constraints, and to the extent Modoc County has financial capability, continue to increase the supply of rental units that receive rental assistance, by pursuing funding through state and federal agencies. Modoc County shall continue to cooperate with the Shasta County Housing Authority in its administration of the federal Section 8, Housing Choice Voucher rental assistance program to maintain the availability of housing vouchers in Modoc County. Modoc County's role will be to provide necessary documentation to the Housing Authority to apply for annual commitments from the U.S. Department of Housing and Urban Development.
6. The data at the April 5, 2017 public workshop states that nearly 50 percent of all households in the County and more than 50 percent of households in the City include a person with a disability. State law requires that the Housing Element include an analysis of the special needs of people with disabilities, including those with development disabilities and include programs to address the special housing needs for people with disabilities. (Government Code section 65583(a)(7).) In our experience, people with disabilities can face significant challenges to finding and keeping affordable housing. Many people with disabilities have low fixed incomes and some people with disabilities may not receive the supportive services they need to find or maintain housing. All zoning codes must include an allowance for a reasonable accommodation under fair housing laws and federal and state housing documents to remove land use and zoning constraints to the development of housing for individuals with disabilities and provide reasonable accommodation to ensure equal access to housing. (*See* federal Fair Housing Amendments Act of 1988 and California's FEHA). Modoc County lacks	The proposed zoning code amendments include a program to address this including a new section on reasonable accommodation. Several proposed programs in the draft housing element update address these comments. 3.2: ***Reasonable Accommodation Program:*** Modoc County will continue to permit accessory structures, building modifications and site plans that provide accessibility for persons with disabilities and will continue to implement the state and federal building standards for handicapped accessibility. To the extent

NCLS Comment:	Response
this necessary ordinance in its zoning codes. LSNC encourages the County and City to include the following programs in its Housing Element: 1) A program to facilitate the development of an affordable housing complex with supportive services for people with disabilities; 2) A priority for extremely-low income and disabled people in a rental assistance program; 3) Funding for a program to provide people with disabilities supportive services that may help people find and maintain housing; and 4) Creation and implementation of a County ordinance that allows for reasonable accommodation to allow flexibility in application of land use and zoning and building requirements, practices, and procedures to individuals and developers. It is important the Housing Element include programs to address the needs of people with disabilities, including developmental disabilities.	Modoc County has financial capability; the Planning Department will provide brochures and assistance to residents about accessibility for persons with disabilities. Modoc County will administer the Reasonable Accommodation regulations to make sure necessary modifications can be made to housing in a timely and cost-effective manner to address the needs of disabled and developmentally disabled persons. Based on the proposed zoning code amendment program, all residential zones, care homes for less than 6 persons are an allowed use and are not treated differently than by-right single-family housing. Larger sized group homes are regulated in the current Zoning Code under their definition for "care facilities." They are permitted in the High Density-Residential, Low Density-Residential, and Agricultural General zones with a Use Permit.
7. All Housing Elements must have a policy that promotes housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability pursuant to Government Code Section 65583(c)(5). The large percentage of disabled citizens of Modoc County noted in the section above means it is likely Modoc County is home to a large number of fair housing violations. As such, the 2009-2014 Modoc County Housing Element and 2005 City of Alturas Housing Element are inadequate as drafted. The 2009-2014 Modoc County Housing Element states only that the County will post notices indicating where housing	The provision of equal housing opportunities for all persons is an important goal of the proposed housing element. Modoc County addresses complaints regarding fair housing issues through the Planning Department. County staff monitors complaints and if necessary, refers fair housing matters to California Rural Legal Assistance, U.S. Department of Housing and

NCLS Comment:	Response
complaints can be made and will refer complaints to the appropriate State and Federal agencies. The 2005 City of Alturas Housing Element states as Goal H-8 the City will promote equal housing opportunities and discourage discrimination in housing, but has no documented method to follow through on this goal. We recommend the joint housing element develops a plan to eliminate housing discrimination and promote equal housing opportunities by preparing a new fair housing flyer as well as providing/promoting fair housing workshops or presentations. The County flyer can be posted in various City and County locations, like the Planning office, the library, post office, Chamber of Commerce, Employment Center, Senior Center, etc. The flyer should provide the contact information for where a resident can make a State and/or Federal complaint, but also contact information for local and regional organizations like LSNC that provide advice and resources to residents of Modoc County. LSNC is happy to provide our contact information as well as a County worker and/or resident education presentation.	Urban Development (HUD) and/or the California Department of Fair Employment and Housing in order to ensure that housing opportunities are open to all without regard to race, color, age, sex, religion, national origin, family status, or physical handicap and to apprise the general population regarding state and federal laws related to the provision of fair and equal housing opportunities for all. Housing discrimination is not considered a significant constraint to the availability and production of affordable housing in Modoc County. New fair housing programs have been developed to address these comments and to engage Northern California Legal Services in properly implementing this as follows: 10.1: ***Fair Housing Coordination and Information:*** Modoc County will continue to serve as liaison between the public and appropriate agencies in matters concerning housing discrimination. Modoc County will promote equal housing opportunities through the posting of information and distribution of literature at County buildings. Modoc County will refer discrimination complaints to Northern California Legal Services and the State Fair Employment and Housing Commission. To the extent Modoc County has financial capacity, Modoc

NCLS Comment:	Response
	County shall work with Northern California Legal Services to train County staff on how to receive and refer fair housing complaints.
8. The City of Alturas has at least three HUD and/or USDA subsidized housing complexes (Alturas Meadows, Modoc West Apartments, and Alturas Gardens) that provide housing that is affordable to the lowest income families. In addition, the USDA-subsidized Newel Migrant Center is located in the County. It is important that the updated Housing Element include an analysis of whether these apartment complexes are at risk for converting to non-assisted market rate housing and that the Housing Element include a program pursuant to Government Code section 65583(c)(6) to keep these properties affordable. Since there is little to no multifamily housing development in the region, it is imperative that the City and County prioritize preserving these multi-family complexes for extremely-low and very-low income families and individuals.	Complete analysis of the status of public housing contracts is provided in proposed housing element, Page 45, which includes discussion of Newel Migrant Center. None are at risk at this time. The Migrant Center received a grant and renovated 40 of the housing units during the 2009-14 planning cycle. The following proposed programs apply: 6.1: ***Rental Rehabilitation Program:*** Review the feasibility of establishing a rental rehabilitation program to ensure that rentals remain affordable for a term of 5 years, or as otherwise specified by the funding program. In establishing a program for administering a rental rehabilitation program, consider coordinating with the Shasta County Housing Authority, TEACH, or Great Northern Services, the non-profit agency who provides a rental rehabilitation program to Siskiyou County. 6.2: ***Endorse Update of the Alturas Housing Element:*** To improve access to funding infrastructure, such as water and sewer services to housing in

NCLS Comment:	Response
	Modoc County, Modoc County supports efforts by Alturas to update their housing element and to jointly develop housing programs, such as housing rehabilitation programs, to improve the overall condition of housing within Modoc County. 6.3: ***Endorse Alturas Annexation of Daphnedale:*** To improve housing conditions Modoc County and in particular within Daphnedale, a disadvantaged unincorporated community within the City of Alturas Sphere of Influence, Modoc County supports efforts by Alturas to annex this territory to extend other needed services.
9. Our office often receives calls from extremely low-income and very low-income renters who are living in substandard housing in Modoc County. Sometimes, landlords are unwilling to make necessary repairs and our clients cannot afford to move. Other times, our clients cannot find suitable available housing elsewhere. The enforcement of building and safety codes can be a powerful tool in preventing housing from becoming uninhabitable and fixing it once problems do arise. The County's 2009-2014 Housing Element also recognizes that Modoc County has a lot of housing in poor condition and that code enforcement activities are constrained by resources. Since poor families are largely living in housing that is both unaffordable and in poor condition, the County and the City should prioritize funding code enforcement activities and funding programs for housing rehabilitation for very-low, extremely-low and low-income households. Jurisdictions that have proactive code enforcement programs regularly inspect rental housing and do not depend on complaints from tenants or neighbors to conduct an inspection. In our experience, such programs have been effective in cutting down on the number of code violations in rental housing and helps to ensure such housing remains safe	The County is reviewing the feasibility of expanding its code enforcement program to include a rental rehabilitation program per Program 6.1. The following proposed programs apply: 5.1: ***Housing Conditions Survey:*** Modoc County will partner with non-profit and for-profit groups to undertake housing rehabilitation and replacement programs and to apply for state and federal funds for rehabilitation programs. Modoc County anticipates the rehabilitation of homes within the unincorporated County based on available USDA Rural Development funds, CDBG and HOME funds and any other available funding during this planning period.

NCLS Comment:	Response
for tenants. We encourage the County and City to include a program in its joint Housing Element to explore the possibility of a proactive code enforcement program to help address dilapidated housing in the City and County. Further, we encourage the continued allowance for zoning of Single Room Occupancy units, transitional and supportive housing units, and farmworker dwelling units as required by Government Code Sections 65583 and 65583.2 because these are often the only option available those unable to afford or access housing elsewhere.	5.2: **Housing Rehabilitation/Homebuyer Assistance Grants:** To the extent Modoc County has financial capability; Modoc County will apply for housing rehabilitation and homebuyer assistance funding (CDBG, HOME) to establish new programs. Modoc County will seek other approached for obtaining this funding and for administering these programs through collaboration with other support agencies, such as with Shasta County Housing Authority, TEACH, and or Great Northern Services. Objective is to secure financing in 2019 and to provide for housing rehabilitation and homebuyers assistance for a number of clients during the 2019-2024 planning cycle. 6.1: ***Rental Rehabilitation Program:*** Review the feasibility of establishing a rental rehabilitation program to ensure that rentals remain affordable for a term of 5 years, or as otherwise specified by the funding program. In establishing a program for administering a rental rehabilitation program, consider coordinating with the Shasta County Housing Authority, TEACH, or Great Northern Services, the non-profit agency who provides a rental rehabilitation program to Siskiyou County.

NCLS Comment:	Response
	The County has addressed transitional, supportive, farmworker housing and emergency shelters in the new zoning code amendments. The County has determined that there is no need to also provide for Single Room Occupancy units in the code. 6.3: ***Code Enforcement Program:*** Modoc County will continue to operate its code enforcement program, with the goals of abating dangerous structures and addressing nuisance concerns related to housing and neighborhood quality. To the extent Modoc County has financial capability; Modoc County will evaluate the feasibility of expanding this program by establishing a rental inspection program to address poor living conditions of low income tenants. 7.1: ***Funding for Special Needs Housing:*** Modoc County will support applications to appropriate agencies, including USDA Rural Development, CDBG and HCD, to provide housing for special needs groups, including extremely low-income households, as identified in the Housing Element. 7.2: ***Support of Farmworker Housing:*** Modoc County will continue to support agencies that provide the existing and future farm worker housing

NCLS Comment:	Response
	needs in Modoc County. Modoc County will continue to pursue the funding necessary to rehabilitate the Migrant Center in Newell, CA. If new construction of farm worker housing is needed and funding becomes available, Modoc County will assist these agencies with identifying site for the construction of farm worker housing and streamlining the permits and entitlements process.
10. Neither Modoc County nor the City of Alturas have an emergency or homeless shelter at this time. The Housing Element must designate a zone where an emergency shelter may be built by *right* pursuant to Government Code section 65583(a) (4). The housing element must also demonstrate that transitional housing and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code section 65583(a)(5).) A review of the County's zoning code demonstrates that it needs to be updated to bring it into compliance with these rules. It appears that the County had a program to do this in the last planning cycle, but did not do so. Therefore, the County should commit to doing this update to its zoning code immediately. It is our understanding Modoc County and the City of Alturas reports low numbers for its homeless population. We dispute the assertion that there are very few homeless individuals in Modoc County. Our office alone served 8 clients from Modoc County in 2016 that were homeless or at risk of homelessness. For a County with a population of 9,000 residents, this number is considerable. We have learned about the emergency housing voucher program that used to provide emergency hotel or motel rooms to homeless residents of Modoc County and the City of Alturas. We understand that this program experienced some hiccups, but we encourage the County to reinstate some form of an emergency housing voucher system if it is unable to provide a standalone emergency and homeless shelter immediately.	Pages 43 and 44 include a section addressing homeless population and how the County addresses this. Appendix D of the proposed housing element includes a list of specific properties in the County that can allow emergency shelters by right in accordance with the zoning code. These two areas within the unincorporated portions of Modoc County that are close to urban services, such as medical services, public transportation and jobs, where emergency shelters would be appropriately located, are in Daphnedale (next to Alturas) and Cedarville. Several new programs are proposed in the housing element to address these concerns: 3.4: ***Homeless Support Program:*** To the extent Modoc County has financial capability; Modoc County will participate in the Shasta Redding Continuum of Care for outreach, housing and shelter, homelessness prevention

NCLS Comment:	Response
In addition, the Housing Element should include a program to utilize available state and federal resources for emergency shelter services. For example, recently the California CalWORKs homeless assistance program was recently changes to allow the CalWORKs program to provide homeless assistance once a year rather than once in a lifetime. (*See* MPP 44-211.5 and ACL 16-28). This program may be helpful to CalWORKs eligible families in the County. Additionally, there is also a Family Stabilization Program through CalWORKs that can provide housing assistance to CalWORKs recipients in crisis.	activities and related data management. This may include assisting with the Homeless Management Information System which is anticipated to be available to Modoc County in 2018. Objective is to secure financing in 2019 and to provide for housing rehabilitation and homebuyers assistance for a number of clients during the 2019-2024 planning cycle. 7.2: ***Emergency Housing Needs:*** To the extent Modoc County has financial capacity; Modoc County will facilitate the provision of emergency shelter to citizens in need of housing on a short-term, emergency basis. Modoc County will apply for, and/or assist qualified non-profit organizations to apply for, emergency housing funds from the Department of Housing and Community Development and other appropriate funding sources. 7.4: ***Continuum of Care:*** To the extent Modoc County has financial capability; Modoc County will continue to support and participate in the Continuum of Care Program for Redding, Shasta, Lassen, Plumas, Del Norte, Modoc, and Sierra Counties.
11. Mobile homes provide a valuable source of affordable housing for residents of Modoc County. There are 262 mobile home and RV spaces according to the Housing and Community Development records found at https://casas2prodwlext2.hcd.ca.gov/casas/cmirMp/onlineList.	Pages 44 and 45 of the proposed housing element includes a section on mobile homes. This information was included. Thank you.

NCLS Comment:	Response
Many mobile home owners reside in mobile home parks throughout the County. Several years ago, California legislature recognized the difficulty a mobile home owner faces when a park closes or is converted to a different use. Accordingly, it enacted Government Code Section 65863.7. This code section requires the owner of a mobile home park in California to prepare a report detailing the impact a closure or conversion would have on the displaced residents, file a copy with the local legislative body, and provide a copy of such report and notice of park closure or conversion to existing residents. The local legislative body then reviews the impact report, conducts any necessary hearings on the impact of the proposed closure or conversion, and can order the park owner to provide relocation payments to displaced park residents. The above referenced law applies statewide, but requires the local government body to enact an ordinance that allows for its application. This is because the local government body is the vehicle through which a displaced mobile home park resident can seek relocation benefits from the mobile home park owner. Modoc County and the City of Alturas have not yet adopted the above referenced Government Code Section as part of its local code. We encourage adoption of this section as a part of the updated Housing Element in order to provide the appropriate protections and relocation payments to Modoc County residents forced out of their mobile home parks.	Approximately 50 mobile home housing units were located Modoc County in 2017 (excluding Alturas). This represents less than two percent of the total housing inventory for Modoc County. However, the proposed element concurs that these few units provide a valuable source of affordable housing for residents of Modoc County. Modoc County has not experienced any park conversions over the planning period and such conversions don't seem imminent given the current housing market conditions. However, Modoc County could consider establishing regulations that would restrict mobile home park conversions in the future if market conditions change.
12. The City failed to adopt an updated Housing Element during the last planning cycle and it appears that the County did not submit annual progress reports to HCD during the 2009-2014 planning period. As such, LSNC assumes that the County did not implement some of the programs in its Housing Element. Since the City and the County are behind on implementing important programs, LSNC encourages the County and City to include specific timelines for its programs. For example, the City and the County should commit to all needed updates to its Zoning Code by a certain date.	Program 1.2 includes a program for the County to start filing the HCD annual progress report. Chapter 5 of the proposed housing element reviews the status of each program in the 2009-14 Housing Element. The County is in the process of completing the Zoning Code amendments to comply with State Housing law. The County has provided LSNC the opportunity to review and comment on the proposed amendments. Zoning Code amendments will be adopted

NCLS Comment:	Response
	this year.

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APPENDIX B: MODOC COUNTY AND CITY OF ALTURAS – HOUSING RENTAL MARKET SUMMARY

Prepared by Price Consulting Services on June 26, 2017

BACKGROUND

Price Consulting Services conducted a survey of rental housing in Alturas and in the Modoc County areas between March and May 2017. This consisted of phone calls to several realtors in the area and obtaining information from Stevenson Realty in Alturas, who is the largest property management company in Modoc County. The only other company that appeared to provide rental management services was Warner Mountain, in Cedarville, who did not respond to inquiries. However, Warner Mountain appeared to have a very limited inventory of rental units. Stevenson Realty went out of its way to provide important data to support the findings of this study.

HOUSING RENTAL MARKET SUMMARY

The majority of residential rentals in Modoc County are located within Alturas. These consisted of a variety of single-family (both stick build and manufactured), duplex, apartments and a couple of mobile homes. The rental market in Modoc County, outside of Alturas was limited to single family homes with a few apartment units located in Cedarville. Refer to Attachment A for a complete listing of rental housing in the Modoc County/Alturas region. Based on the survey, over 80% of the housing rentals were potentially available to lower income families (those making less than $37,700 annually).

Alturas: As noted in Table AB-1, the majority of available rental housing consists of single family with some limited apartments and a couple of mobile homes. Considering the State Income Limits for Modoc County, over 60% of available rental housing units in the survey were determined to be Affordable to Extremely-Low income families; those making less than $16,020 annually for an average household size of two. All units located within Alturas were affordable to less than moderate income families.

Modoc County: Due to limited available water and sewer infrastructure within this rural County, there were only 6 apartment units identified in Modoc County (outside of Alturas), located in Cedarville. Only two single family houses were identified for available rent outside of Alturas. No mobile homes were found available for rent outside of Alturas. The apartments were affordable to Low Income families.

Table AB-1: Alturas			
Rental Housing Characteristic	**Number of Units**	**Average Monthly Rent**	**Qualifying Income (33% of Income)**
Mobile Homes	2	$287	$10,332
Multiple-Family Apartments (including duplexes)	6	$342	$12,312
Single-Family Homes	3	$603	$21,708
Total	39	N/A	N/A
Assumption(s) – Qualifying Income consists of 33% of annual household income to pay rent.			

Table AB-2: Modoc County (excluding Alturas)			
Rental Housing Characteristic	**Number of Units**	**Average Monthly Rent**	**Qualifying Income (33% of Income)**
Mobile Homes	None	N/A	N/A
Multiple-Family Apartments (including duplexes)	6 (Cedarville only)	$508	$18,288
Single-Family Homes	2	$1,12	$40,032
Total	8	N/A	N/A
Assumption(s) – Qualifying Income consists of 33% of annual household income to pay rent.			

Table AB-3: Modoc County (including Alturas)			
Rental Housing Characteristic	**Number of Units**	**Average Monthly Rent**	**Qualifying Income (33% of Income)**
Mobile Homes	2	N/A	N/A
Multiple-Family Apartments (including duplexes)	12	$307	$14,292
Single-Family Homes	33	$634	$22,824
Total	47	N/A	N/A
Assumption(s) – Qualifying Income consists of 33% of annual household income to pay rent.			

Attachment A
Modoc County/Alturas
Rental Market Study
May 26, 2017

	Dwelling Unit Type	Address	Location	Monthly Rent	Bedroom - Bath	Income Category*
	Mobile Home:					
1	Mobile Home	605 S Main Alturas**	Alturas	$375.00	1-1	Extremely-Low
2	Mobile Home	601 S Main Alturas**	Alturas	$200.00	2-1	Extremely-Low
	Total			$575.00		
	Average			**$287.50**		**Extremely-Low**
	Apartment:					
1		Near Library*	Alturas	$250.00	1-1	Extremely-Low
2		Near Library*	Alturas	$300.00	2-1	Extremely-Low
3		Near Library*	Alturas	$250.00	1-1	Extremely-Low
4		Near Library*	Alturas	$400.00	2-1	Extremely-Low
5	Bonner #1	155 E Townsend Cedarville**	County	$300.00	1-1	Extremely-Low
6	Bonner #2	155 E Townsend Cedarville**	County	$650.00	2-2	Very-Low
7	Bonner #3	155 E Townsend Cedarville**	County	$500.00	3-1	Very-Low
8	Bonner #4	155 E Townsend Cedarville**	County	$525.00	2-1	Very-Low
	Total			$1,975.00		
	Average			**$493.75**		
	Duplex:					
1	Water	108 Water St Alturas**	Alturas	$500.00	2-1	Very-Low
2	Water	110 Water St Alturas**	Alturas	$650.00	2-1	Very Low
3	Chase	520 Bonner St Cedarville**	County	$525.00	2-1	Very-Low
4	Chase	540 Bonner St Cedarville**	County	$550.00	2-1	Very-Low
	Total			$2,225.00		
	Average			**$556.25**		

Attachment A
Modoc County/Alturas
Rental Market Study
May 26, 2017

	Dwelling Unit Type	Address	Location	Monthly Rent	Bedroom - Bath	Income Category*
	Single-Family (includes MFG):					
1		202 N. Caldwell St, Alturas*	Alturas	$500.00	2-1	Very-Low
2		Surprise Valley*	County	$1,600.00	2-2	Above-Moderate
3		310 East McDowell St, Alturas*	Alturas	$500.00	1-1	Very-Low
4		310 East McDowell St, Alturas*	Alturas	$600.00	2-1	Very-Low
5		325 W B St. Alturas**	Alturas	$300.00	1-1	Extremely-Low
6		103 Henderson St Alturas**	Alturas	$625.00	2-1	Very-Low
7		1204 W 8th St Alturas**	Alturas	$625.00	2-1	Very-Low
8		107 W McDowell Alturas	Alturas	$525.00	2-1	Very-Low
9		104 W McDowell Alturas**	Alturas	$700.00	2-1	Low
10		16 Orteta Alturas	Alturas	$625.00	2-1	Very-Low
11		509 S Main St. Alturas**	Alturas	$475.00	2-1	Very-Low
12		517 S Main St Alturas**	Alturas	$475.00	2-1	Very-Low
13		19 Hickock Alturas	Alturas	$500.00	2-1	Very-Low
14		208 E 14th Alturas**	Alturas	$525.00	2-1	Very-Low
15		227 W 2nd St Alturas**	Alturas	$625.00	2-1	Very-Low
16		303 Washington Cedarville**	County	$625.00	2-1	Very-Low
17		306 Riverside Alturas**	Alturas	$575.00	2-1	Very-Low
18	MFG	314 Co Rd 246 (Chucker) Alturas**	Alturas	$625.00	2-1	Very-Low

Attachment A
Modoc County/Alturas
Rental Market Study
May 26, 2017

	Dwelling Unit Type	Address	Location	Monthly Rent	Bedroom - Bath	Income Category*
19		321 Co Rd 249 (Cougar) Alturas	Alturas	$525.00	2-1	Very-Low
20		501 W 4th St Alturas**	Alturas	$500.00	2-1	Very-Low
21		512 Short St Alturas**	Alturas	$250.00	2-1	Extremely-Low
22		640 B Bobcat Alturas**	Alturas	$900.00	2-1	Low
23	MFG	2654 Pheasant Alturas**	Alturas	$625.00	3-2	Very-Low
24		270 S Hunter Alturas**	Alturas	$775.00	3-2	Low
25	MFG	34800 Hwy 299 Alturas**	Alturas	$800.00	3-2	Low
26		400 E 6th St Alturas**	Alturas	$850.00	3-2	Low
27	MFG	409 Archer Alturas**	Alturas	$566.00	3-2	Very-Low
28		526 N Palo Alto Alturas**	Alturas	$625.00	3-2	Very-Low
29	MFG	609 N/E C St. Alturas**	Alturas	$700.00	3-2	Low
30		653 Co Rd 261 Alturas**	Alturas	$675.00	3-2	Very-Low
31		812 Park St Alturas**	Alturas	$650.00	3-1	Very-Low
32		905 S W 3rd St Alturas**	Alturas	$650.00	3-1	Very-Low
33		913 E B St Alturas**	Alturas	$800.00	3-1	Low
	Total			$20,916.00		
	Average			**$633.82**		**Very-Low**

Attachment A
Modoc County/Alturas
Rental Market Study
May 26, 2017

	Dwelling Unit Type	Address	Location	Monthly Rent	Bedroom - Bath	Income Category*
	**The Modoc County Record Newspaper, Rentals Offered*					
	***United Country Stevenson Realty Rentals*					
	Income Criteria:					
1	*10 (20.1%) units Affordable to Extremely-Low Income Families (Average Household Size 2)*					
2	*Modoc County State Income Limits 2016*					
3	*30 (62.5%) units Affordable to Very-Low Income Families (same as above-criteria)*					
4	*7 (14.6%) units Affordable to Low Income Families (same as above-criteria)*					
5	*1 (2.1%) unit Affordable to Above-Moderate Income Families*					

APPENDIX C: MODOC COUNTY AND CITY OF ALTURAS – OWNERSHIP HOUSING MARKET SUMMARY

Prepared by Price Consulting Services on June 26, 2017

BACKGROUND

Price Consulting Services conducted a survey of ownership housing in Alturas and in the Modoc County areas in June 2017, using MLS and talking with several realtors in the area. Stevenson Realty provided a complete listing of MLS on their website from which to develop this analysis.

OWNERSHIP HOUSING MARKET SUMMARY

There were 60 listings of houses for sale in Modoc County including Alturas). These consisted of a variety of single-family (both stick build and manufactured) houses. No multiple family housing, such as duplex, apartments were found to consist of ownership occupied housing.

Alturas: As noted in the summary tables below, the average cost of a house is $134,957, ranging from $44,000 to $215,009. Over 30 houses were available for sale in 2017 (see Table AC-1).

Modoc County: The average cost of a house in Modoc County is $323,901, ranging from $69,000 to over $900,000 (See Table AC-2).

Modoc and Alturas Combined: Combined housing market indicates that the average cost of a house in the Modoc County region is $230,839 (see Table AC-3).

Table AC-1: Alturas Housing Marking Information (Multiple Listings)

Houses for Sale		Bed	Bath	Size	Acres	Yr Built	Location	Location	Location
1	$133,500.00	3	2	1,700	0.16	1983	Alturas, CA	Broadmoor Park	Alturas
2	$59,500.00	1	1	941	1.03	1929	Alturas, CA	None	Alturas
3	$159,000.00	2	1	864	40	2007	Alturas, CA	None	Alturas
4	$135,000.00	3	2	1,680	1.47	1983	Alturas, CA	MRE-Modoc Recreational Es.	Alturas
5	$110,000.00	2	1	988	0.15	1970	Alturas, CA	CCA-Council Crest Addition	Alturas
6	$59,500.00	3	2	1,164	0.16	1978	Alturas, CA	MM-Modoc Manor	Alturas
7	$44,900.00	2	1	1,164	2.07	1954	Alturas, CA	CPL3-California Pines Lak	Alturas
8	$89,900.00	3	2	1,334	0.13	1967	Alturas, CA	O'Conner	Alturas
9	$99,000.00	3	1	912	0.19	1954	Alturas, CA	CC-Council Crest	Alturas
10	$126,950.00	3	2	1,436	0.96	1980	Alturas, CA	CPH3-California Pines Hill	Alturas
11	$110,000.00	3	1	1,800	0.26	1914	Alturas, CA	None	Alturas
12	$215,999.00	2	2	1,450	6.01	2005	Alturas, CA	CPS-Cedar Pass	Alturas

Table AC-1: Alturas Housing Marking Information (Multiple Listings)									
Houses for Sale		**Bed**	**Bath**	**Size**	**Acres**	**Yr Built**	**Location**	**Location**	**Location**
								Summerland	
13	$119,000.00	3	2	1,300	0.15	1930	Alturas, CA	CC-Council Crest	Alturas
14	$89,900.00	3	2	1,626	0.17	1948	Alturas, CA	CORN-Cornish Addition	Alturas
15	$99,000.00	3	2	1,176	0.14	1979	Alturas, CA	MM-Modoc Manor	Alturas
16	$130,000.00	3	1	1,470	0.29	1947	Alturas, CA	SVA-Shasta View Addition	Alturas
17	$149,500.00	2	2	1,664	10.39	1978	Alturas, CA	None	Alturas
18	$78,500.00	3	1	1,118	0.27	1910	Alturas, CA	Eastern Addition	Alturas
19	$149,900.00	3	2	1,248	0.15	1964	Alturas, CA	CCA-Council Crest Addition	Alturas
20	$120,000.00	3	1	1,536	1.31	1974	Alturas, CA	CPH3-California Pines Hill	Alturas
21	$165,000.00	3	2	2,053	0.26	1947	Alturas, CA	CORN-Cornish Addition	Alturas
22	$994,950.00	4	3	3,286	280.45	1976	Alturas, CA	None	Alturas
23	$37,900.00	3	1	1,052	0.45	1948	Alturas, CA	None	Alturas
24	$159,000.00	2	1	864	40	2007	Alturas, CA	None	Alturas
25	$59,500.00	3	2	1,164	0.16	1978	Alturas, CA	MM-Modoc Manor	Alturas
26	$135,000.00	3	2	1,680	1.47	1983	Alturas, CA	MRE-Modoc Recreational Es.	Alturas
27	$44,900.00	2	1	1,164	2.07	1954	Alturas, CA	CPL3-California Pines Lake	Alturas
28	$89,900.00	3	2	1,626	0.17	1948	Alturas, CA	CORN-Cornish Addition	Alturas
29	$110,000.00	3	1	1,800	0.26	1914	Alturas, CA	None	Alturas
30	$99,000.00	3	2	1,176	0.14	1979	Alturas, CA	MM-Modoc Manor	Alturas
31	$130,000.00	3	1	1,470	0.29	1947	Alturas, CA	SVA-Shasta View Addition	Alturas
32	$89,900.00	3	2	1,334	0.13	1967	Alturas, CA	O'Conner	Alturas
33	$59,500.00	1	1	941	1.03	1929	Alturas, CA	None	Alturas
	$4,453,599.00	Total							
	$134,957.55	**Average**							

Table AC-2: Modoc County Housing Marking Information (Multiple Listings)									
Houses for Sale		**Bed**	**Bath**	**Size**	**Acres**	**Yr Built**	**Location**	**Location**	**Location**
1	$86,000	3	1	1,552	0.26	1940	Bieber, CA	None	Bieber
2	$209,000	2	2	1,261	1.5	1950	Cedarville, CA	None	Cedarville

Table AC-2: Modoc County Housing Marking Information (Multiple Listings)									
Houses for Sale		Bed	Bath	Size	Acres	Yr Built	Location	Location	Location
3	$257,500	2	1.75	1,544	6	1988	Cedarville, CA	None	Cedarville
4	$499,500	3	2	1,680	52.85	1980	Cedarville, CA	None	Cedarville
5	$232,500	3	2	1,200	20	1983	Cedarville, CA	None	Cedarville
6	$99,750	3	2	2,176	0.45	1950	Cedarville, CA	OT-Original Town	Cedarville
7	$75,000	1	1.75	730	0.8	1976	Cedarville, CA	None	Cedarville
8	$295,000	4	2	1,768	62.81	2006	Cedarville, CA	XXX-Other	Cedarville
9	$225,000	3	2.5	2,180	6	1990	Cedarville, CA	None	Cedarville
10	$170,000	2	1.5	1,312	0.33	1980	Cedarville, CA	None	Cedarville
11	$274,500	3	2	2,178	40	1910	Cedarville, CA	None	Cedarville
12	$119,000	3	2	1,200	0.25	1985	Cedarville, CA	None	Cedarville
13	$199,500	3	2.5	2,196	4.28	1976	Cedarville, CA	None	Cedarville
14	$69,000	2	1	1,300	0.46	1929	Cedarville, CA	None	Cedarville
15	$274,500	3	2	2,178	40	1910	Cedarville, CA	None	Cedarville
16	$225,000	3	2.5	2,180	6	1990	Cedarville, CA	None	Cedarville
17	$257,500	2	1.75	1,544	6	1988	Cedarville, CA	None	Cedarville
18	$249,900	2	2	1,050	73.4	1977	Davis Creek, CA	None	Davis Creek
19	$550,000	3	1.75	2,059	172	1968	Davis Creek, CA	XXX-Other	Davis Creek
20	$140,000	2	2	1,475	11.66	1982	Davis Creek, CA	None	Davis Creek
21	$330,000	3	2	2,283	20	2006	Davis Creek, CA	XXX-Other	Davis Creek
22	$550,000	3	1.75	2,059	172	1968	Davis Creek, CA	XXX-Other	Davis Creek
23	$259,000	3	2.75	2,171	1.16	1973	Eagleville, CA	None	Eagleville
24	$120,000	2	1	838	3	1930	Eagleville, CA	None	Eagleville

Table AC-2: Modoc County Housing Marking Information (Multiple Listings)									
Houses for Sale		**Bed**	**Bath**	**Size**	**Acres**	**Yr Built**	**Location**	**Location**	**Location**
25	$199,000	5	4	3,485	1.5	1937	Fort Bidwell, CA	XXX-Other	Fort Bidwell
26	$165,000	3	1	1,836	1	1975	Lake City, CA	XXX-Other	Lake C
27	$165,000	3	1	1,836	1	1975	Lake City, CA	XXX-Other	Lake City
28	$350,000	4	1.5	2,000	119	1947	Lake City, CA	XXX-Other	Lake City
29	$167,500	5	1.5	1,668	6.43	1960	Lake City, CA	None	Lake City
30	$114,000	3	1.5	1,368	0.12	1963	Likely, CA	None	Likely
31	$1,950,000	2	1	1,500	3342	1924	Likely, CA	None	Likely
32	$1,950,000	2	1	1,500	3342	1924	Likely, CA	None	Likely
33	$125,000	3	2	1,512	1.2	2007	New Pine Creek, CA	Goose Lake Estates	New Pine Creek
34	$60,000	2	1	768	1.3	1970	Tulelake, CA	None	Tulelake
	$11,012,650	Total							
	$323,901.47	**Average**							

Table AC-3: Modoc County and Alturas (Combined) Housing Marking Information (Multiple Listings)									
Houses for Sale		**Bed**	**Bath**	**Size**	**Acres**	**Yr Built**	**Location**	**Location**	**Location**
1	$133,500.00	3	2	1,700	0.16	1983	Alturas, CA	Broadmoor Park	Alturas
2	$59,500.00	1	1	941	1.03	1929	Alturas, CA	None	Alturas
3	$159,000.00	2	1	864	40	2007	Alturas, CA	None	Alturas
4	$135,000.00	3	2	1,680	1.47	1983	Alturas, CA	MRE-Modoc Recreational Es	Alturas
5	$110,000.00	2	1	988	0.15	1970	Alturas, CA	CCA-Council Crest Addition	Alturas
6	$59,500.00	3	2	1,164	0.16	1978	Alturas, CA	MM-Modoc Manor	Alturas
7	$44,900.00	2	1	1,164	2.07	1954	Alturas, CA	CPL3-California Pines Lak	Alturas
8	$89,900.00	3	2	1,334	0.13	1967	Alturas, CA	O'Conner	Alturas
9	$99,000.00	3	1	912	0.19	1954	Alturas, CA	CC-Council Crest	Alturas
10	$126,950.00	3	2	1,436	0.96	1980	Alturas, CA	CPH3-California Pines Hill	Alturas
11	$110,000.00	3	1	1,800	0.26	1914	Alturas, CA	None	Alturas
12	$215,999.00	2	2	1,450	6.01	2005	Alturas, CA	CPS-Cedar Pass Summerland	Alturas

Table AC-3: Modoc County and Alturas (Combined) Housing Marking Information (Multiple Listings)

Houses for Sale		Bed	Bath	Size	Acres	Yr Built	Location	Location	Location
13	$119,000.00	3	2	1,300	0.15	1930	Alturas, CA	CC-Council Crest	Alturas
14	$89,900.00	3	2	1,626	0.17	1948	Alturas, CA	CORN-Cornish Addition	Alturas
15	$99,000.00	3	2	1,176	0.14	1979	Alturas, CA	MM-Modoc Manor	Alturas
16	$130,000.00	3	1	1,470	0.29	1947	Alturas, CA	SVA-Shasta View Addition	Alturas
17	$149,500.00	2	2	1,664	10.39	1978	Alturas, CA	None	Alturas
18	$78,500.00	3	1	1,118	0.27	1910	Alturas, CA	Eastern Addition	Alturas
19	$149,900.00	3	2	1,248	0.15	1964	Alturas, CA	CCA-Council Crest Addition	Alturas
20	$120,000.00	3	1	1,536	1.31	1974	Alturas, CA	CPH3-California Pines Hill	Alturas
21	$165,000.00	3	2	2,053	0.26	1947	Alturas, CA	CORN-Cornish Addition	Alturas
22	$994,950.00	4	3	3,286	280.45	1976	Alturas, CA	None	Alturas
23	$37,900.00	3	1	1,052	0.45	1948	Alturas, CA	None	Alturas
24	$159,000.00	2	1	864	40	2007	Alturas, CA	None	Alturas
25	$59,500.00	3	2	1,164	0.16	1978	Alturas, CA	MM-Modoc Manor	Alturas
26	$135,000.00	3	2	1,680	1.47	1983	Alturas, CA	MRE-Modoc Recreational Es	Alturas
27	$44,900.00	2	1	1,164	2.07	1954	Alturas, CA	CPL3-California Pines Lak	Alturas
28	$89,900.00	3	2	1,626	0.17	1948	Alturas, CA	CORN-Cornish Addition	Alturas
29	$110,000.00	3	1	1,800	0.26	1914	Alturas, CA	None	Alturas
30	$99,000.00	3	2	1,176	0.14	1979	Alturas, CA	MM-Modoc Manor	Alturas
31	$130,000.00	3	1	1,470	0.29	1947	Alturas, CA	SVA-Shasta View Addition	Alturas
32	$89,900.00	3	2	1,334	0.13	1967	Alturas, CA	O'Conner	Alturas
33	$59,500.00	1	1	941	1.03	1929	Alturas, CA	None	Alturas
34	$86,000	3	1	1,552	0.26	1940	Bieber, CA	None	Bieber
35	$209,000	2	2	1,261	1.5	1950	Cedarville, CA	None	Cedarville
36	$257,500	2	1.75	1,544	6	1988	Cedarville, CA	None	Cedarville
37	$499,500	3	2	1,680	52.85	1980	Cedarville, CA	None	Cedarville
38	$232,500	3	2	1,200	20	1983	Cedarville, CA	None	Cedarville
39	$99,750	3	2	2,176	0.45	1950	Cedarville,	OT-Original Town	Cedarville

Table AC-3: Modoc County and Alturas (Combined) Housing Marking Information (Multiple Listings)

Houses for Sale		Bed	Bath	Size	Acres	Yr Built	Location	Location	Location
							CA		
40	$75,000	1	1.75	730	0.8	1976	Cedarville, CA	None	Cedarville
41	$295,000	4	2	1,768	62.81	2006	Cedarville, CA	XXX-Other	Cedarville
42	$225,000	3	2.5	2,180	6	1990	Cedarville, CA	None	Cedarville
43	$170,000	2	1.5	1,312	0.33	1980	Cedarville, CA	None	Cedarville
44	$274,500	3	2	2,178	40	1910	Cedarville, CA	None	Cedarville
45	$119,000	3	2	1,200	0.25	1985	Cedarville, CA	None	Cedarville
46	$199,500	3	2.5	2,196	4.28	1976	Cedarville, CA	None	Cedarville
47	$69,000	2	1	1,300	0.46	1929	Cedarville, CA	None	Cedarville
48	$274,500	3	2	2,178	40	1910	Cedarville, CA	None	Cedarville
49	$225,000	3	2.5	2,180	6	1990	Cedarville, CA	None	Cedarville
50	$257,500	2	1.75	1,544	6	1988	Cedarville, CA	None	Cedarville
51	$249,900	2	2	1,050	73.4	1977	Davis Creek, CA	None	Davis Creek
52	$550,000	3	1.75	2,059	172	1968	Davis Creek, CA	XXX-Other	Davis Creek
53	$140,000	2	2	1,475	11.66	1982	Davis Creek, CA	None	Davis Creek
54	$330,000	3	2	2,283	20	2006	Davis Creek, CA	XXX-Other	Davis Creek
55	$550,000	3	1.75	2,059	172	1968	Davis Creek, CA	XXX-Other	Davis Creek
56	$259,000	3	2.75	2,171	1.16	1973	Eagleville, CA	None	Eagleville
57	$120,000	2	1	838	3	1930	Eagleville, CA	None	Eagleville
58	$199,000	5	4	3,485	1.5	1937	Fort Bidwell, CA	XXX-Other	Fort Bidwell
59	$165,000	3	1	1,836	1	1975	Lake City, CA	XXX-Other	Lake C
60	$165,000	3	1	1,836	1	1975	Lake City, CA	XXX-Other	Lake City

Table AC-3: Modoc County and Alturas (Combined) Housing Marking Information (Multiple Listings)

Houses for Sale		Bed	Bath	Size	Acres	Yr Built	Location	Location	Location
61	$350,000	4	1.5	2,000	119	1947	Lake City, CA	XXX-Other	Lake City
62	$167,500	5	1.5	1,668	6.43	1960	Lake City, CA	None	Lake City
63	$114,000	3	1.5	1,368	0.12	1963	Likely, CA	None	Likely
64	$1,950,000	2	1	1,500	3342	1924	Likely, CA	None	Likely
65	$1,950,000	2	1	1,500	3342	1924	Likely, CA	None	Likely
66	$125,000	3	2	1,512	1.2	2007	New Pine Creek, CA	Goose Lake Estates	New Pine Creek
67	$60,000	2	1	768	1.3	1970	Tulelake, CA	None	Tulelake
	$15,466,249.00	Total							
	$230,839.54	**Average**							

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APPENDIX D: MODOC COUNTY – EMERGENCY SHELTERS LAND AND CAPACITY ANALYSIS

Emergency shelters consist of housing for homeless persons that is limited to occupancy of 6 months or less. In accordance with SB 2 and Modoc County's 2005-2008 Housing Element, Program 3.3, Modoc County needs to demonstrate that it can provide sufficient areas to accommodate for emergency housing. As part of this process, the Zoning Code was amended to incorporate new provisions to allow emergency housing within properties Zoned Urban Agricultural and Unclassified where this use can be located near community services (see Figure AD-1). These available properties are referenced in Table AD-1.

The two areas within the unincorporated portions of Modoc County that are close to urban services, such as medical services, public transportation and jobs, where emergency shelters would be appropriately located, are in Daphnedale (next to Alturas) and Cedarville. Refer to Figures AD-1 and AD-2 for map reference to these areas.

Many other communities within Modoc County could eventually be expanded to provide medical services and public transportation that might be appropriate for emergency shelters. These areas are identified if Figure AD-3.

Table AD- 1: List of Parcels Zoned U and AG – Emergency Shelters Allowed by Right

Cedarville GA Emergency Parcels	Cedarville U Emergency Parcels	Daphnedale GA Emergency Parcels
APN	APN	APN
02703037	02701005	02203001
02703038	02701006	02203051
02703039	02702003	02206001
02703040	02702004	02207002
02703041	02702005	02208001
02729002	02703011	02208102
02730002	02704001	
02731002	02708005	
02733005	02708007	
02733006	02712014	
02733007	02722001	
02733008	02724002	
02733009	02724003	
03326014	02725001	
03326015	02725002	
03329021	02726001	
03330022	02727001	
03330023	02728001	
027330RW	02729001	
027330RW	02730001	
	02731001	
	02732002	
	03326008	
	03326012	
	03327003	
	03327007	
	03327016	
	03327017	
	03328010	
	03328011	
	03329017	
	03329018	
	03329019	
	03329021	
	03329022	
	03330009	
	03330016	
	03330026	
	03330030	
	033270RW	

Figure AD-1: Parcels Zoned U and AG in Daphnedale – Emergency Shelters Allowed by Right

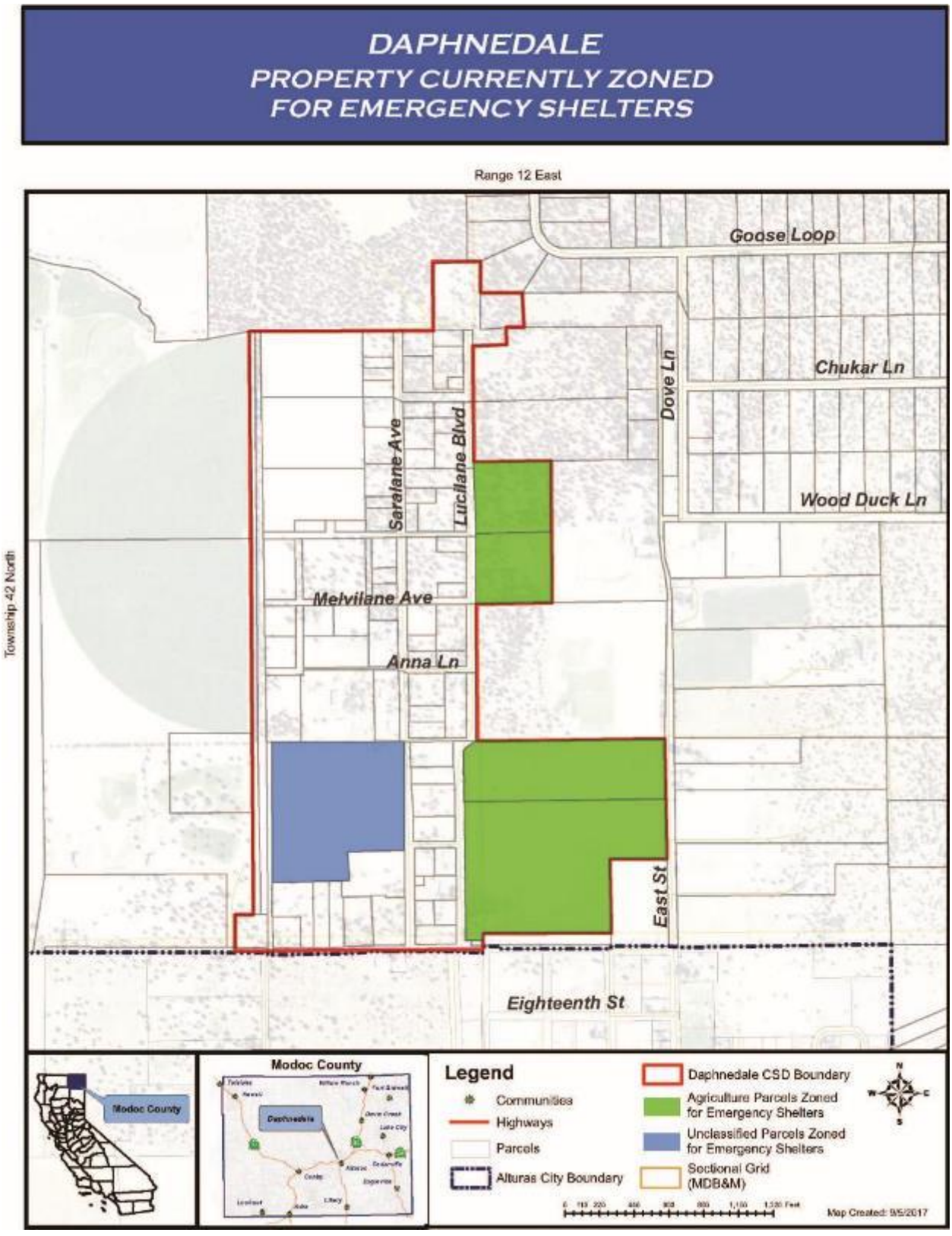


Figure AD-2: Parcels Zoned U and AG in Cedarville – Emergency Shelters Allowed by Right

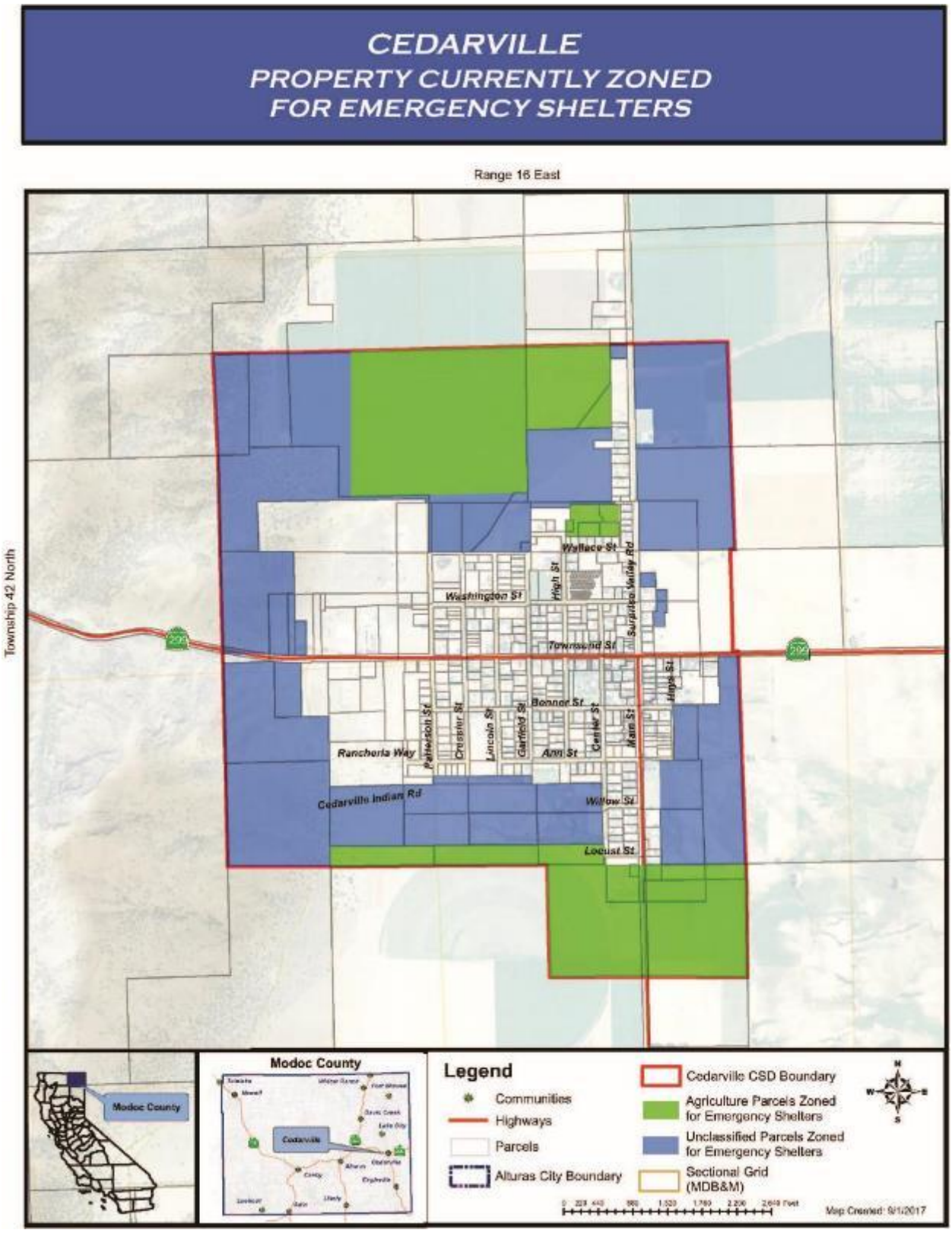
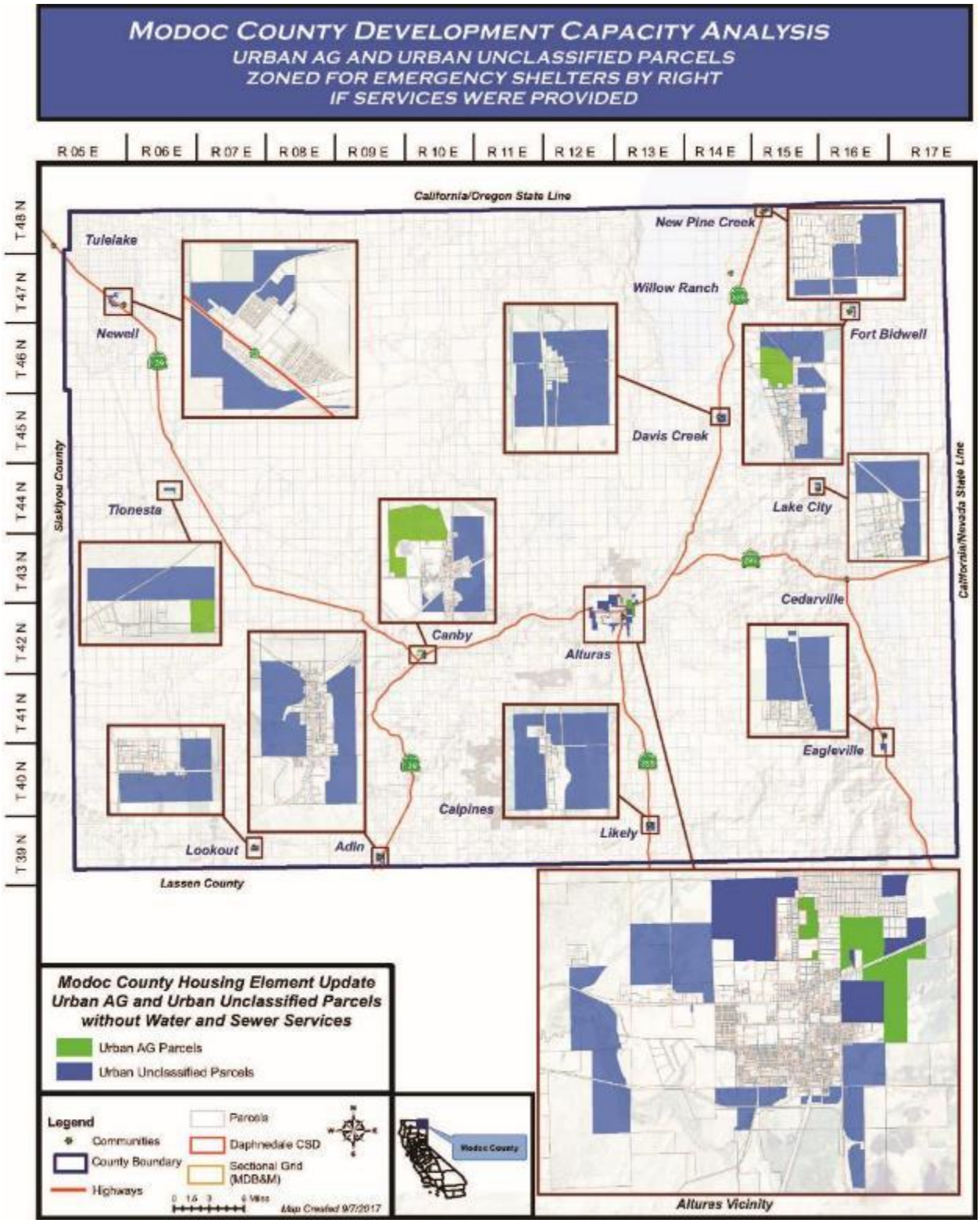


Figure AD-3: Parcels Zoned U and AG in Modoc County that Could Allow – Emergency Shelters by Right if Services were Provided



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APPENDIX E: WATER AND WASTEWATER PROVIDERS CAPACITY ANALYSIS

SB 1087, effective January 1, 2006, requires water and sewer providers to adopt written policies and procedures that grant priority to proposed development that includes housing affordable to lower income households. As implemented under Government Code Section 6558.7 providers must adopt these policies and procedures at least once every 5 years thereafter. It also prohibits water and sewer providers from denying or conditioning the approval or reducing the amount of service for lower income housing unless the provider does not have sufficient capacity. Effective implementation of this law requires Modoc County to consult with the providers during the update of the Housing Element as this facilitates coordination between local planning and water and sewer service needs.

The only unincorporated community in Modoc County that provides both water and wastewater services is Newell County Water District. Based on Modoc County's RHNA for the 2014-20019 period, there is a need to reserve 4 equivalent dwelling unit services for lower income households as noted in Table AE-1 below (between July 1, 2014 and June 31, 2019). Health and Safety Code Section 50079.5 defines lower income households as categories for extremely-low, very-low and low income.

The Municipal Services Review for Newell County Water District, prepared on October 4, 2016, indicates that the District has adequate capacity to provide for 4 equivalent dwelling units within the 2014-2019 period. These units need not be developed over this period, but the District should demonstrate that it has capacity to provide for this many units.

Table AE-1: Modoc County's RHNA Targets

Income Category	New Construction Need
Extremely-Low (less than 30% of AMI)[1]	1
Very-Low (30-50% of AMI)	1
Low (51-80% of AMI)	2
Total Units	4

[1] *Assume split of 108 units in the Very-Low RHNA. Distribution approved by HCD, Letter to Kim Hunter, Planning Director, June 30, 2012.*

Based on an assessment of available vacant parcels that can accommodate lower income housing over 137 potential lower income housing units can be produced at the higher density ranges that typify lower income affordable housing (refer to Table AE-2). All vacant properties identified in the General Plan and Zoning Map that have water and sewer service available in Modoc County (outside of Alturas) are fully located in the Newell County Water District boundaries (refer to Figure AE-1, Map of Vacant High Density Residential Parcels in Newell).

The Modoc County Planning Department advised the Newell County Water District of this requirement (see attached letter) and offered to assist them with developing policies and procedures for addressing these service priorities for lower income housing over the 2014-2019 Housing Element Cycle in compliance with SB 1087.

Table AE-2: Newell Community Residential High Density Vacant Land Inventory

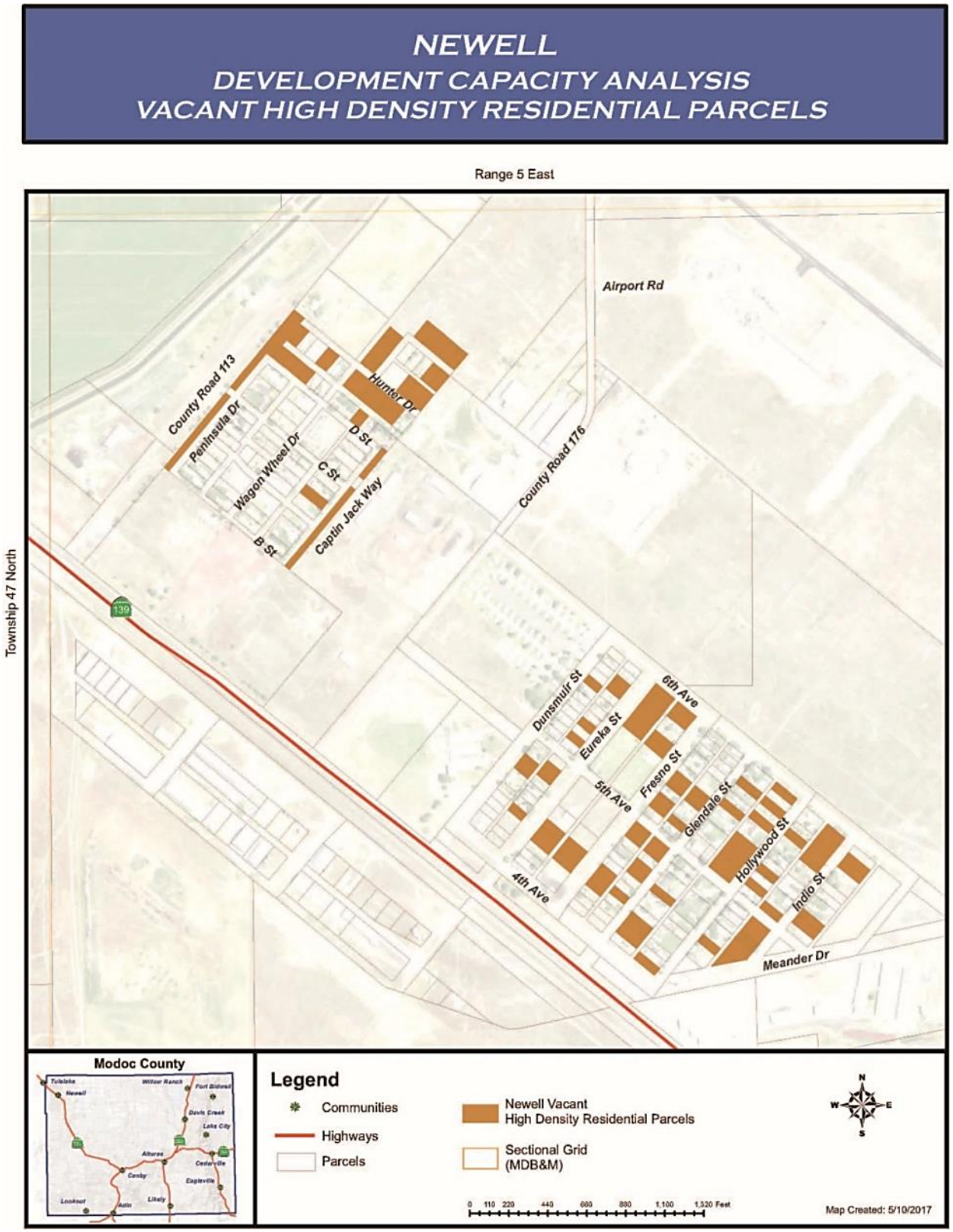
Parcel	Acres	General Plan	Zone	Development Unit Capacity
530336	0.17	Urban	HDR	1
530127	0.27	Urban	HDR	2
529306	0.16	Urban	HDR	1
530214	0.13	Urban	HDR	1
530420	0.19	Urban	HDR	1
529117	0.12	Urban	HDR	1
540404	0.14	Urban	HDR	1
540508	0.17	Urban	HDR	1
540507	0.16	Urban	HDR	1
539001	0.45	Urban	HDR	4
540506	0.32	Urban	HDR	3
540610	0.33	Urban	HDR	3
530308	0.18	Urban	HDR	1
530131	0.13	Urban	HDR	1
531113	0.16	Urban	HDR	1
531105	0.16	Urban	HDR	1
531114	0.15	Urban	HDR	1
540209	0.22	Urban	HDR	2
540103	0.13	Urban	HDR	1
540304	0.3	Urban	HDR	2
530104	0.13	Urban	HDR	1
531232	0.15	Urban	HDR	1
530133	0.13	Urban	HDR	1
531204	0.16	Urban	HDR	1
531410	0.19	Urban	HDR	1

Table AE-2: Newell Community Residential High Density Vacant Land Inventory				
Parcel	**Acres**	**General Plan**	**Zone**	**Development Unit Capacity**
530142	0.13	Urban	HDR	1
530141	0.13	Urban	HDR	1
530134	0.13	Urban	HDR	1
530313	0.18	Urban	HDR	1
531111	0.12	Urban	HDR	1
531112	0.14	Urban	HDR	1
530326	0.36	Urban	HDR	3
531121	0.31	Urban	HDR	3
531432	0.19	Urban	HDR	1
531403	0.19	Urban	HDR	1
531213	0.16	Urban	HDR	1
531237	0.31	Urban	HDR	3
529317	0.17	Urban	HDR	1
531238	0.15	Urban	HDR	1
529318	0.17	Urban	HDR	1
530130	0.27	Urban	HDR	2
530450	0.54	Urban	HDR	5
531243	0.16	Urban	HDR	1
529326	0.32	Urban	HDR	3
531231	0.3	Urban	HDR	3
530202	0.13	Urban	HDR	1
530446	0.18	Urban	HDR	1
530442	0.18	Urban	HDR	1
531429	0.19	Urban	HDR	1
530449	0.36	Urban	HDR	3
529316	0.16	Urban	HDR	1
529221	0.12	Urban	HDR	1
529208	0.12	Urban	HDR	1

Table AE-2: Newell Community Residential High Density Vacant Land Inventory				
Parcel	**Acres**	**General Plan**	**Zone**	**Development Unit Capacity**
529222	0.12	Urban	HDR	1
540708	0.17	Urban	HDR	1
529419	0.16	Urban	HDR	1
529214	0.11	Urban	HDR	1
529420	0.16	Urban	HDR	1
529216	0.12	Urban	HDR	1
540705	0.17	Urban	HDR	1
540703	0.17	Urban	HDR	1
540303	0.15	Urban	HDR	1
540204	0.18	Urban	HDR	1
540702	0.17	Urban	HDR	1
540001	0.35	Urban	HDR	3
539006	0.08	Urban	HDR	1
539008	0.16	Urban	HDR	1
529428	0.32	Urban	HDR	3
530203	0.13	Urban	HDR	1
530231	0.26	Urban	HDR	2
530443	0.18	Urban	HDR	1
530410	0.19	Urban	HDR	1
530230	0.26	Urban	HDR	2
529109	0.12	Urban	HDR	1
529130	0.24	Urban	HDR	2
529110	0.12	Urban	HDR	1
529425	0.33	Urban	HDR	3
529426	0.33	Urban	HDR	3
529411	0.16	Urban	HDR	1
529412	0.17	Urban	HDR	1
539009	0.23	Urban	HDR	2

Table AE-2: Newell Community Residential High Density Vacant Land Inventory				
Parcel	**Acres**	**General Plan**	**Zone**	**Development Unit Capacity**
539507	0.22	Urban	HDR	2
539005	0.17	Urban	HDR	1
540609	0.17	Urban	HDR	1
540504	0.33	Urban	HDR	3
540607	0.17	Urban	HDR	1
540108	0.12	Urban	HDR	1
539002	0.13	Urban	HDR	1
540606	0.17	Urban	HDR	1
540107	0.12	Urban	HDR	1
540105	0.12	Urban	HDR	1
540707	0.17	Urban	HDR	1
539003	0.27	Urban	HDR	2
540305	0.15	Urban	HDR	1
Total	**18.25**			**137**

Figure AE- 1: Map of Vacant High Density Residential Parcels in Newell



COUNTY OF MODOC
PLANNING & BUILDING SERVICES

203 W. 4th Street
Alturas, California 96101
(530) 233-6406 Office

Director
Sean Curtis

Building Official
Dominic Budmark

August 29, 2017

Christine Fogel
Newell County Water District
405 5th Avenue
Tulelake, CA 96134

Re: County of Modoc Housing Element Update 2014-19
Consultation Pursuant to State Senate Bill 1087

Dear Ms. Fogel:

Thanks for taking a phone call from Gary Price, the County's Planning Consultant on August 2, 2017, regarding the County's efforts to update the General Plan Housing Element. He e-mailed to you the related memo and legislation on this matter. We are seeking your comments on the Update and appreciate your efforts to work with the County to comply with State Senate Bill 1087 regarding water and sewer service priorities for housing affordable to lower-income households. California Government Code Section 65589.7 which encourages our consultation with you during the update of the housing element.

Senate Bill 1087, effective January 1, 2006, requires water and sewer providers to adopt written policies and procedures that grant priority to proposed development that includes housing affordable to lower-income households. Attached for your reference is a memo from Mr. Price, describing the law and how it applies to Newell County Water District. It indicates that the District should reserve sewer and water capacity for at least four (4) equivalent dwelling units for low-income housing over the 2014-19 planning period (between July 1, 2014 and June 31, 2019). Please feel free to contact Mr. Price, at (530) 218-1059 regarding the development of policies and procedures for implementation of this law and/or if you should have any questions.

Please contact me at (530) 233-7651 should you have any other questions.

Sincerely,

Sean Curtis
Planning Director

Attachment: July 24, 2017, Memo on SB 1087

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APPENDIX F: DISADVANTAGED UNINCORPORATED COMMUNITIES ANALYSIS

BACKGROUND

SB 244, signed into law on October 7, 2011, requires that the General Plan identify and address needs of disadvantaged communities located within Modoc County. Under Local Agency Formation Commission (LAFCO) Cortese-Knox-Hertz Code Section 56033.5, a disadvantaged community is defined to mean inhabited territory (12 or more registered voters), or as determined by LAFCO policy, that constitutes all or a portion of a "disadvantaged community," which is defined in the Water Code (§79505.5) to be "a community with an annual median household income (MHI) that is less than 80% of the statewide annual median household income." 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.

METHODOLOGY

SB 244 includes requirements for Modoc County to incorporate information on disadvantaged unincorporated communities in the land use element. The updated Land use Element includes:

- Identification and description of each legacy community, as defined, within the boundaries of a county that is a disadvantaged unincorporated community, but not including any area within the sphere of influence of a city.

- Include an analysis of water, wastewater, storm water drainage, and structural fire protection needs or deficiencies for each of the identified communities in the land use element.

- Include an analysis in the land use element of potential funding mechanisms that could make the extension of services and facilities to identified communities financially feasible.

"Community" means an inhabited area within a city or county that is comprised of no less than 10 dwellings adjacent or in close proximity to one another. "Disadvantaged unincorporated community" means a legacy community in which the median household income is 80% or less than the statewide median household income. "Legacy community" means a geographically isolated community that is inhabited and has existed for at least 50 years.

The Median Household Income for California in 2012 was $60,883 and the Median Household Income for Modoc County for the same period was $34,588 and to be considered a DUC the Median Household Income must be less than $48,706. The entire County is therefore considered

to fall within this criteria. Ten unincorporated communities in Modoc are considered legacy as noted in Table AF-1 and as referenced in Figure AF-1. It is noted that Daphnedale Park, an unincorporated community adjacent to, and within the Sphere of Influence of Alturas, is considered a "fringe" disadvantaged unincorporated community. It is also located within Alturas Sphere of Influence, so it is envisioned that this community would be annexed to the City someday to receive more direct benefits to all municipal services. Fringe disadvantaged unincorporated communities is not required for the purposes of SB 244 for Modoc County's Housing Element Update. This analysis, however, is required by Alturas.

Based on the U.S. Census Bureau, 2010 Census, Modoc County had ten of these legacy communities as follows:

1. Adin
2. Canby
3. Cedarville
4. Eagleville
5. Fort Bidwell
6. Lake City
7. Likely
8. Lookout
9. Newell
10. New Pine Creek

Figure AF-1 shows the various locations of these communities. Figure AF-2 shows the locations of the related Fire Protection Districts.

Also, other fire agencies in Modoc County include the Alturas Indian Rancheria, USDA National Forest, and the Bureau of Land Management.

The Modoc County Local Agency Formation Commission (LAFCO) prepared Municipal Service Reviews (MSRs) for each of these identified communities which include an analysis of water, wastewater, storm water drainage and structural fire protection needs/deficiencies. These conclusions are presented and incorporated into Tables AF-1 through AF-11. Also, a summary discussion and some policies and programs to address SB 244 have been incorporated into the General Plan Land Use Element.

As follows and have been incorporated into the General Plan Land Use Element in compliance with SB 244.

Table AF-1: Modoc County (unincorporated) – Identification of Disadvantaged Unincorporated Communities 2012

Community	Households	Median Household Income
Adin	186	$315,00
Canby	84	$19,615
Cedarville	231	$36,250

Table AF-1: Modoc County (unincorporated) – Identification of Disadvantaged Unincorporated Communities 2012		
Community	**Households**	**Median Household Income**
Eagleville	35	$22,750
Fort Bidwell	81	$20,125
Lake City	47	$29,464
Likely	42	$17,283
Lookout	19	$18,036
Newell	151	$29,511
New Pine Creek	84	$22,241

SB 244 Analysis: The following is a public service and facility analysis for each of Modoc County's legacy communities in compliance with SB 244, as taken from related MSRs for each of the communities.

Table AF-2: Adin	
Category	**Discussion**
Water	No public water service. No public water system is planned for Adin. Growth is limited in Adin due to lack of public water service.
Wastewater	The Adin Community Services District, formed in 1971, operates a wastewater collection system and an evaporation pond wastewater treatment system which was constructed in 1977. The District provides service to 127 residential and 19 commercial connections for a population of about 325. This area is severely limited for on-site wastewater disposal systems. Even though Adin has a wastewater collection and treatment facility, the minimum lot size for new lots is 15,000 square feet due to water quality regulations. Adin has 17 remaining vacant lots that the District has capacity to serve up to 17 new wastewater connections.
Storm Water	Storm drainage capture and transport is provided through roadside ditches, curb and gutter, as well as on-site private drainage ponds. No storm water improvements are planned for Adin. Growth is limited in Adin due to lack of a community storm drainage system.

Table AF-2: Adin	
Category	**Discussion**
Fire Protection	Adin Fire Department provides fire protection to Adin and other areas nearby, maintaining a fire station at 108 Center Drive. The District has 2 Type 1 engines and has added 2 Type 2 4000 gallon water tenders for a total of 3 type 2 4000 gallon water tenders making water supply steady. The District has a limited staff of 14 volunteers which is minimal to meet National Fire Protection Act standards. The District has mutual aid agreements with the Lookout Fire District, and the Big Valley Fire Protection District in Lassen County as well as with CalFire and the USDA Forest Service. The District has sufficient capacity to serve fire protection needs of the area, but has limited capacity to serve beyond its current boundaries.
Other Information	Adin is a rural community of approximately 325 persons with an agriculturally-oriented population in the outlying areas. Adin has several services and offices, including a general store-grocery store, motel, service stations, fire hall, post office, State Highway maintenance station, a USDA Forest Service District Ranger Station, Adin Community Park and Adin Airport, the latter two being Modoc County facilities.

Table AF-3: Canby	
Category	**Discussion**
Water	No public water service. No public water system is planned for Canby Growth is limited in Canby due to lack of public water service.
Wastewater	No public wastewater service. No public wastewater system is planned for Canby. Growth is limited in Canby due to lack of public wastewater service.
Storm Water	Storm drainage capture and transport is provided through roadside ditches, curb and gutter, as well as on-site private drainage ponds. No storm water improvements are planned for Canby Growth is limited in Canby due to lack of a community storm drainage system.
Fire Protection	Canby Fire Protection District provides fire protection to Canby and other areas nearby, maintaining a fire station at HWY 299 & County Rd 82, Canby. The station houses three fire and one water tender truck(s) an ambulance and a staff of eighteen volunteers. The District relies on mutual aid support from Alturas Fire Department. Together, these agencies have sufficient capacity to serve fire protection needs of the area, but have limited capacity to serve beyond its current boundaries.
Other Information	Canby is a rural community of approximately 315 persons with an agriculturally-oriented population in the outlying areas. The community has a neighborhood park of 0.23 acres near State Highway 299 which includes picnic tables and barbeque equipment for family gatherings. Canby includes the I'SOT (In Search of Truth) organization, which hosts a private school and was

Table AF-3: Canby	
Category	**Discussion**
	instrumental in writing a large grant for the new Canby Family Practice Clinic. Canby has 16 available parcels (20.54 acres) which would allow 19 additional dwelling units.

Table AF-4: Cedarville	
Category	**Discussion**
Water	The Cedarville County Water District provides public water service through two wells, storage and distribution with 290 existing connections. They have capacity for additional connections.
Wastewater	No public wastewater service. No public wastewater system is planned for Cedarville. Growth is limited in Cedarville due to lack of public wastewater service.
Storm Water	Storm drainage capture and transport is provided through roadside ditches, curb and gutter, as well as on-site private drainage ponds. No storm water improvements are planned for Cedarville. Growth is limited in Cedarville due to lack of a community storm drainage system.
Fire Protection	Cedarville Fire Protection District provides fire protection to Cedarville and other areas nearby, maintaining a fire station at 461 Main St, Cedarville. The station houses three fire trucks, three foam pump trucks, three water tender trucks, and medical emergency equipment and related support staff including over 20 volunteer fire fighters. The District has sufficient capacity to provide for the rural needs of Cedarville, but has limited capacity to serve beyond its current boundaries.
Other Info.	Cedarville serves as headquarters of the Warner Mountain Ranger District. Public schools in Cedarville are administered the Surprise Valley Joint Unified District and includes the Surprise Valley High School as well the Surprise Valley Elementary and Middle School The Cedarville Airport is located along Surprise Valley Road, 1.5 miles north of State Route 299. Cedarville is considered the center of retail trade for the Valley, with services such as groceries, gas stations, café, fire hall, bank, library and motel. Although agriculture is the dominant economic force, service employment has gradually increased. Cedarville is served by a variety of entities, including the Modoc County Sheriff Department for law enforcement, the Cedarville Fire Protection District for fire protection, the Cedarville Hospital District for health care and ambulance services, and the Cedarville Cemetery District. Cedarville has 17 available parcels (4.74 acres) which would allow 17 additional dwelling units.

Table AF-5: Eagleville	
Category	**Discussion**
Water	No public water service. No public water system is planned for Eagleville. Growth is limited in Eagleville due to lack of public water service.
Wastewater	No public wastewater service. No public wastewater system is planned for Eagleville. Growth is limited in Eagleville due to lack of public wastewater service.
Storm Water	Storm drainage capture and transport is provided through roadside ditches, curb and gutter, as well as on-site private drainage ponds. No storm water improvements are planned for Eagleville. Growth is limited in Eagleville due to lack of a community storm drainage system.
Fire Protection	Eagleville Fire Protection District provides fire protection to Eagleville and other areas nearby, maintaining a fire station at 13730 Main St, Eagleville. The station houses one fire truck, a water tender and water pumper, and a staff of 11 volunteers. The District relies on mutual aid support from Cedarville Fire Department. Together, these agencies have sufficient capacity to serve fire protection needs of the area, but have limited capacity to serve beyond its current boundaries.
Other Information	Once an important stage stop on the road north from Reno, Eagleville is now home to a store-deli, a pool hall, and a community center that was once the general store. The area is dotted with hot springs. Excellent fishing is found at East Creek, Sworinger Reservoir and Bare Creek. Eagleville has 15 available parcels (4.83 acres) which would allow 15 additional dwelling units.

Table AF-6: Fort Bidwell	
Category	**Discussion**
Water	No public water service. No public water system is planned for Fort Bidwell. Growth is limited in Fort Bidwell due to lack of public water service.
Wastewater	No public wastewater service. No public wastewater system is planned for Fort Bidwell. Growth is limited in Fort Bidwell due to lack of public wastewater service.
Storm Water	Storm drainage capture and transport is provided through roadside ditches, curb and gutter, as well as on-site private drainage ponds. No storm water improvements are planned for Fort Bidwell. Growth is limited in Fort Bidwell due to lack of a community storm drainage system.
Fire Protection	Fort Bidwell Fire Protection District provides fire protection to Fort Bidwell and other areas nearby, maintaining a fire station at 125 Water Street, Fort Bidwell. The station houses one fire truck, a water tender and water pumper, and a staff of 11 volunteers. The District has limited capacity to serve beyond its current boundaries.

Table AF-6: Fort Bidwell	
Category	**Discussion**
Other Information	Fort Bidwell serves as the headquarters of the Northern Paiute Indian Tribe. Fort Bidwell Hotel and Restaurant opened in the early 1900s and is open for business.. At the north end of Main Street is a stone schoolhouse erected in 1917. Students now attend school in Cedarville. Remnants of the bank vault, established in 1907 are seen on Main Street next to Kober's Dry Goods Store. Fort Bidwell is the gateway to the North Warner Mountains. Fort Bidwell has 17 available parcels (10.99 acres), which would allow 17 additional dwelling units.

Table AF-7: Lake City	
Category	**Discussion**
Water	No public water service. No public water system is planned for Lake City. Growth is limited in Lake City due to lack of public water service.
Wastewater	No public wastewater service. No public wastewater system is planned for Lake City. Growth is limited in Lake City due to lack of public wastewater service.
Storm Water	Storm drainage capture and transport is provided through roadside ditches, curb and gutter, as well as on-site private drainage ponds. No storm water improvements are planned for Eagleville. Growth is limited in Lake City due to lack of a community storm drainage system.
Fire Protection	Lake City Fire Protection District provides fire protection services to Lake City and other nearby areas, maintaining a fire station at 131 North Hensen Street, Lake City. The station houses three fire trucks, and several fire support vehicles and a staff of 8 volunteers. The District has sufficient capacity to serve fire protection needs of the area, but has limited capacity to serve beyond its current boundaries.
Other Information	Lake City founded in 1864, was the first organized community in the area, and had the first saw mill, the first grist mill, the first school and the first wedding in Modoc County. The flour mill, constructed in 1867 still stands. The "49er" emigrant trail passed near Lake City and wagon tracks remain in some places. Lake City has 14 available parcels (4.25 acres) which would allow 14 additional dwelling units.

Table AF-8: Likely	
Category	**Discussion**
Water	No public water service. No public water system is planned for Likely. Growth is limited in Likely due to lack of public water service.

Table AF-8: Likely	
Category	**Discussion**
Wastewater	No public wastewater service. No public wastewater system is planned for Eagleville. Growth is limited in Eagleville due to lack of public wastewater service.
Storm Water	Storm drainage capture and transport is provided through roadside ditches, curb and gutter, as well as on-site private drainage ponds. No storm water improvements are planned for Likely. Growth is limited in Likely due to lack of a community storm drainage system.
Fire Protection	Likely Fire Protection District provides fire protection services to Likely and other nearby areas, maintaining a fire station at 33000 Highway 395, Likely. The station houses three fire trucks, and several fire support vehicles and a staff of 26 volunteers. The District has sufficient capacity to serve fire protection needs of the area, but has limited capacity to serve beyond its current boundaries.
Other Information	Likely is a small community located 20 miles south of Alturas and has a small retail store and an RV Park. Likely has 5 available parcels (5.55 acres) which would allow 6 additional dwelling units.

Table AF-9: Lookout	
Category	**Discussion**
Water	No public water service. No public water system is planned for Lookout. Growth is limited in Lookout due to lack of public water service.
Wastewater	No public wastewater service. No public wastewater system is planned for Lookout. Growth is limited in Lookout due to lack of public wastewater service.
Storm Water	Storm drainage capture and transport is provided through roadside ditches, curb and gutter, as well as on-site private drainage ponds. No storm water improvements are planned for Lookout. Growth is limited in Lookout due to lack of a community storm drainage system.
Fire Protection	Lookout Fire Protection District provides fire protection services to Lookout and other nearby areas, maintaining a fire station at 525 Main Street, Lookout. The station houses 5 fire trucks, and several fire support vehicles and a staff of 6 volunteers. The District has sufficient capacity to serve fire protection needs of the area, but has limited capacity to serve beyond its current boundaries.
Other Information	Along with basic services in Lookout there is a County Road Department Maintenance Station 110. Lookout also maintains a branch of the Modoc County Library. There is a deterrent to growth in the Big Valley area, including Lookout due to severe limitations for on-site sewage disposal systems (septic tanks). The minimum parcel size for a well and a septic tank is 3 acres. Lookout has 17 available parcels (9.43 acres) which would allow 18 additional dwelling units.

Table AF- 10: Newell	
Category	**Discussion**
Water	The Newell County Water District, located at 405 5th Avenue, Tulelake, CA, currently provides public water to over 270 connections and has capacity to serve additional residential growth.
Wastewater	The Newell County Water District, located at 405 5th Avenue, Tulelake, CA, currently provides public wastewater services to over 270 connections and has capacity to serve additional residential growth.
Storm Water	Storm drainage capture and transport is provided through roadside ditches, curb and gutter, as well as on-site private drainage ponds. No storm water improvements are planned for Newell. Growth is limited in Newell due to lack of a community storm drainage system.
Fire Protection	The Tulelake Multi-County Fire Protection District operates a nearby fire station at 1 Ray Oehlerich Way, Tulelake, CA. The District also has a substation closer to Newell, at 313 Eureka Street, Tulelake. The District maintains 9 fire vehicles with a staff of 25 volunteers for a service area population of about 3,000 (including Newell). The District is larger than most other districts in the area and has capacity to serve additional growth.
Other Information	Located just east of State Highway 139, Newell is approximately 7 miles southeast of Tulelake, in Siskiyou County and thirty miles southeast of Klamath Falls, Oregon. Services and agencies in Newell include general grocery and gasoline, fire hall, State Highway and County Road Maintenance stations, potato packing plants, grain elevator and potato storage buildings. The Newell Migrant Center is located in the town and provides 49 units of temporary housing for farmworkers and their families. The Modoc County General Plan projected that Newell could have a population of over 1,000. However, population in Newell has remained stable over the last 30 years at about 150 people. Based on a water and sewer service analysis for the District (Appendix E of the Housing Element), there is the potential to provide for 137 new dwellings in Newell for an additional 300 people.

Table AF-11: New Pine Creek	
Category	**Discussion**
Water	No public water service. No public water system is planned for New Pine Creek. Growth is limited in New Pine Creek due to lack of public water service.
Wastewater	No public wastewater service. No public wastewater system is planned for New Pine Creek. Growth is limited in New Pine Creek due to lack of public wastewater service.

Table AF-11: New Pine Creek	
Category	**Discussion**
Storm Water	Storm drainage capture and transport is provided through roadside ditches, curb and gutter, as well as on-site private drainage ponds. No storm water improvements are planned for New Pine Creek. Growth is limited in New Pine Creek due to lack of a community storm drainage system.
Fire Protection	New Pine Creek is served by the New Pine Creek Rural Fire Protection District located on the Oregon side of town (Lake County, Oregon). The District serves areas located mostly in Lake County, Oregon, but does serve an area south in Modoc County that includes Willow Ranch. The District maintains a fire station on Highway 395 near the Oregon, California and has a staff of 12 voluntary firefighters. The District has sufficient capacity to provide for the existing community with very limited growth potential.
Other Information	New Pine Creek, located in the northerly most part of Modoc County, shares the board of California and Oregon. Many support services, such as fire protection, are located in Oregon.

SUMMARY DEFICIENCY ANALYSIS

Water: Only two legacy communities have been identified for growth accommodation for water infrastructure improvement that could accommodate improved economic development: Cedarville and Newell. Based on Municipal Service Reviews for both communities, public water facility expansions should be targeted.

Wastewater: Adin provides limited wastewater service, but due to limited water, storm water, fire protection and geologic environmental constraints, Adin is not an area that should be targeted for wastewater expansion. Newell, however has wastewater treatment services that should be targeted for improvements to accommodate economic development and housing expansion. Although Cedarville currently does not have wastewater facilities, it does have public water. The community also has a larger variety of services, such as a hospital, downtown commercial area, examples of higher density residential development that makes it a prime candidate for having its own wastewater treatment facilities.

Storm Water: Only two areas in Modoc County should be targeted for improved storm water facilities due to their potential for growth accommodation; Cedarville and Newell. Storm water master plans should be developed for these two communities and grant funding for future storm water improvements should be considered for these two communities over the coming years.

Fire Protection: Each of the fire protection districts is a member of a Mutual Aid Agreement with CalFire that provides for assistance for wildland fires in State Responsibility Areas (SRA's). Each of the fire protection districts is a member of a Master Agreement that provides for assistance for fire and other emergency events that exceed the capacity of any individual district. Mutual Aid Agreements are standardized throughout the state to ensure assistance can be obtained from outside fire districts across the State.

Based on the 2017 Modoc County Municipal Services Review for fire service districts, all of Modoc County's Fire Protection Districts have a current capacity to service fire protection needs of each of Modoc County's communities. However, some of the smaller districts may not have sufficient resources to sustain the long term needs of future growth in Modoc County. These smaller districts include Lake City, Likely, Lookout and Willow Ranch. In addition, expanded fire protection services and associated improvements and equipment should be targeted towards two legacy communities that could accommodate growth; Cedarville and Newell.

Potential Finding Sources: All Modoc County's legacy disadvantaged communities have known service deficiencies and needs. In order to provide adequate services to these areas and resolve or minimize the deficiencies there must be viable sources of funding, which can potentially make the necessary improvements. It should be noted that many of these funding mechanisms could require voter approval, making the overall success of funding such improvement projects difficult. Some of the potential sources of funding are:

- ***Bonds:*** Utilizing bonds is one funding mechanism that can be used specifically to fund large infrastructure projects in disadvantaged communities. Bonding can be done through three methods, either revenue bonds, lease revenue bonds, or obligations bonds. Revenue bonds are typically ensured by the project that is being constructed. Such projects are revenue generating, and it is the revenue generated that finances projects costs. A common revenue bond infrastructure project would be a water treatment facility. Lease revenue bonds are secured by either a non-profit or privately financed group, that constructs the infrastructure project, then leases the completed facility back to the jurisdiction, until the costs of the bond have been paid for. Once the bond is paid, the facility operation and ownership is turned over to the jurisdiction. Lastly, general obligation bonds are issued for the improvement and enhancement of real property. Local governments have the ability to raise property taxes in order to cover the costs of the bond and infrastructure project. Unlike the previous two types of bonding methods, the general obligation bond, does require voter approval.

- ***Impact Fees:*** Development Impact Fees can be imposed for new development, in order to acquire funding to construct capital facilities. Applying development impact fees to projects does have substantial limitations under The Mitigation Fee Act, sections 66000. It is also noted that Modoc County has been experiencing declines in population and without development, this program would not be effective.

- ***Taxes:*** Taxing by local governments can also generate revenue to fund capital improvement projects. This can be achieved through the collection of either a general tax or special tax. General taxes can be assessed on the value of the property that would benefit from the capital project. For example, they can be extensions to either your utility tax or property taxes. A special tax can also be issued by Special Districts in order to finance large infrastructure projects. In 1982 the California State Legislature enacted the Community Facilities Act, commonly referred to as Mello-Roos. This act authorized local jurisdictions to establish community facility districts, which would directly serve as another funding mechanism for financing public work projects, and even public services. This method of revenue generation potentially could be used to finance projects that will make the necessary improvements to the deficiencies in these communities.

- ***Community Development Block Grants (CDBG):*** Community Development Block Grants are an annual funding mechanism distributed by the United States Housing and Urban Development Department (HUD). These grants often fund the construction of projects such as water and sewer facilities, recreation facilities, street maintenance, as well as other public work projects. Modoc County is not an entitlement county receiving CDBG funds annually and, therefore, must select projects and compete for funding through HCD.

Figure AF-1: CDPs in Modoc County

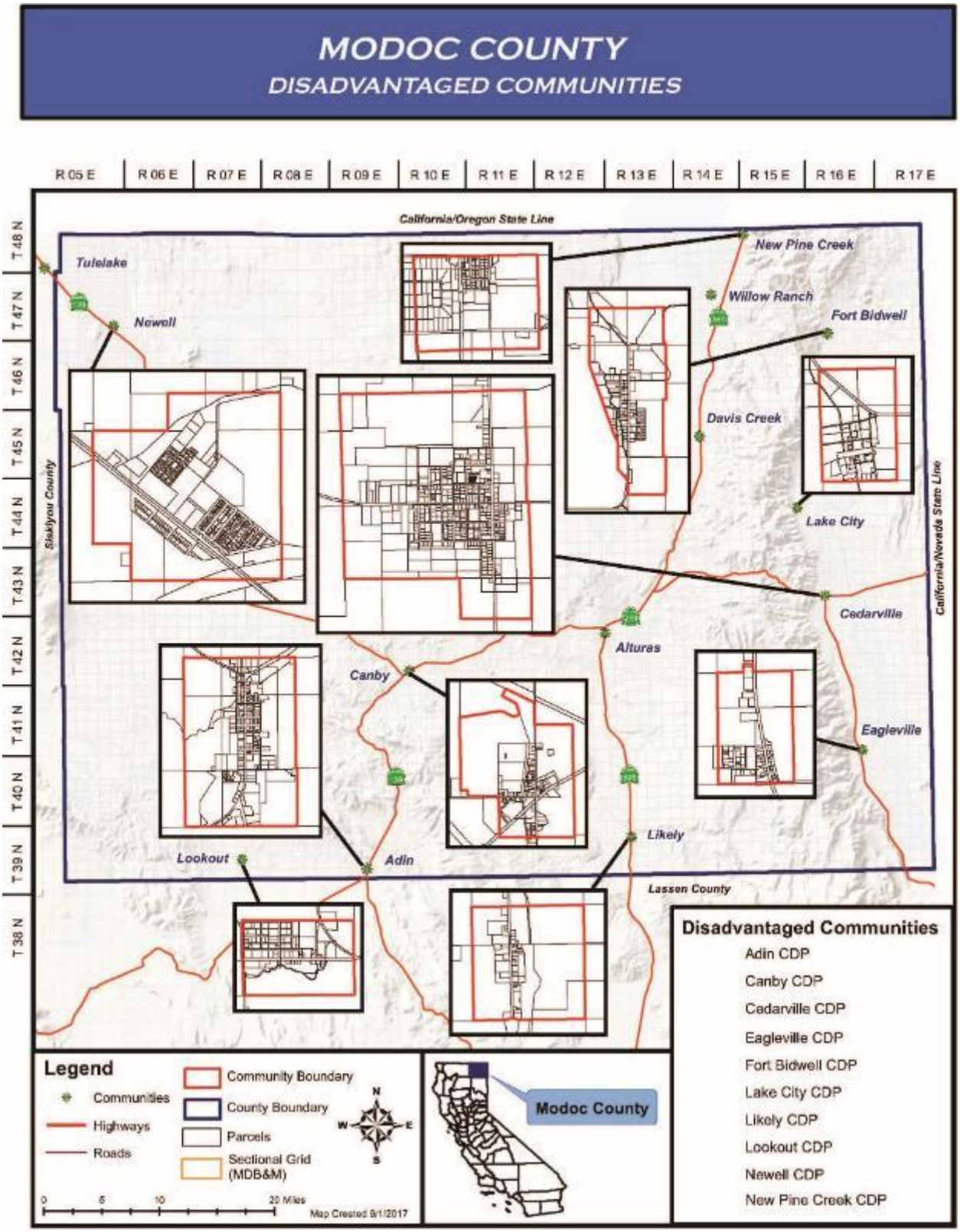
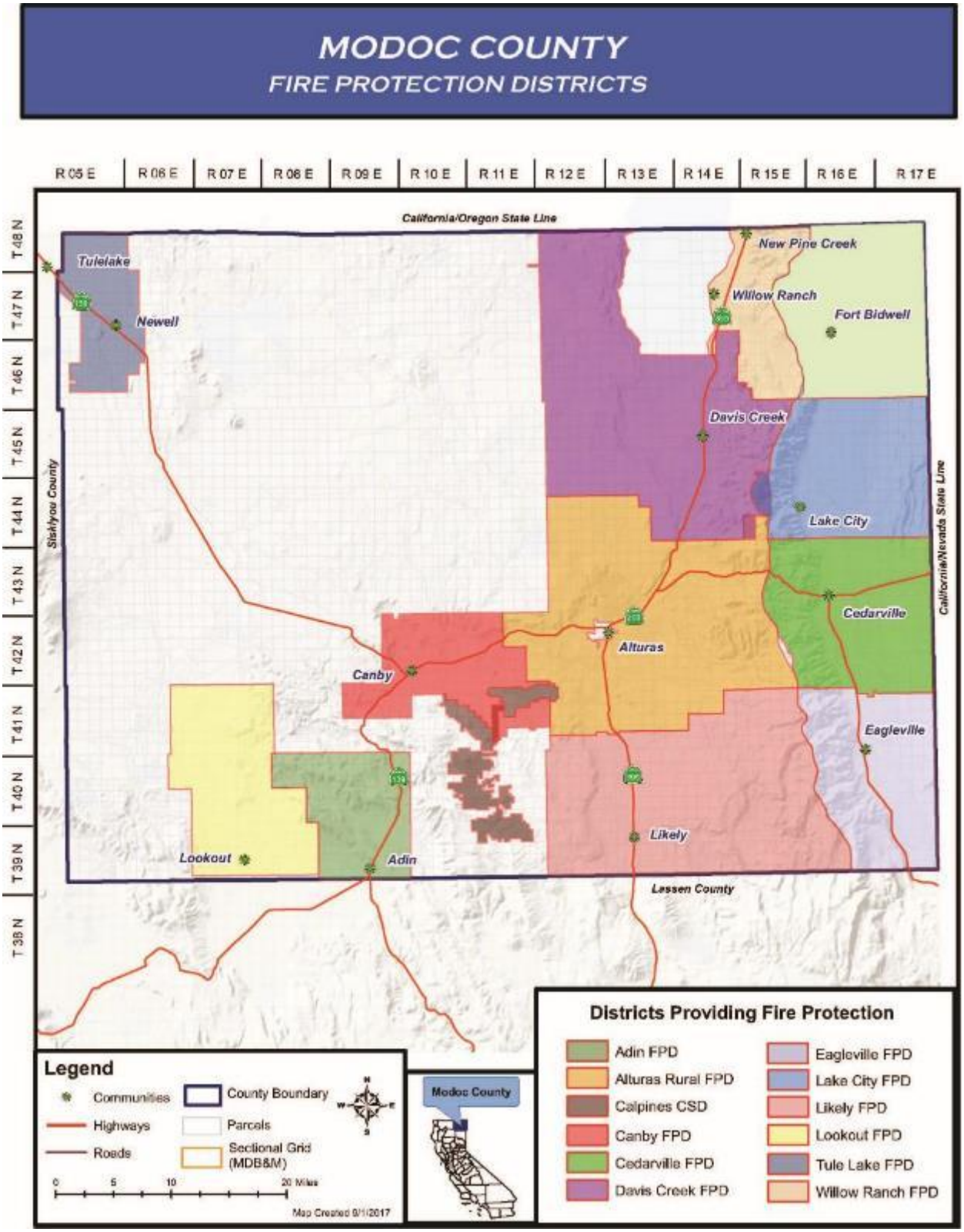


Figure AF-2: Location of Fire Protection Districts in Modoc County



APPENDIX G: HISTORICAL CIVILIAN LABOR FORCE – EMPLOYMENT AND UNEMPLOYMENT RATES PER YEAR

Table AG-1: Labor Force – Annual Employment and Unemployment Rates				
Historical Civilian Labor Force				
2017	**Labor Force**	**Employment**	**Unemployment**	**Unemployment Rate**
January	3,190	2,880	320	10.0%
February	3,180	2,880	310	9.7%
March	3,260	2,950	310	9.6%
April	3,300	3,060	240	7.2%
May	3,350	3,140	210	6.2%
June	3,540	3,320	230	6.4%
July	3,460	3,230	230	6.7%
August				
September				
October				
November				
December				
Averages				
2016	**Labor Force**	**Employment**	**Unemployment**	**Unemployment Rate**
January	3,130	2,800	330	10.4%
February	3,130	2,810	320	10.4%
March	3,270	2,940	330	10.0%
April	3,340	3,080	260	7.8%
May	3,390	3,170	220	6.5%
June	3,550	3,320	230	6.6%
July	3,480	3,240	240	6.9%
August	3,440	3,220	220	6.3%
September	3,380	3,170	210	6.3%
October	3,420	3,180	240	6.9%
November	3,230	2,980	250	7.7%
December	3,190	2,910	280	8.8%
Averages	**3,330**	**3,070**	**260**	**7.8%**

Table AG-1: Labor Force – Annual Employment and Unemployment Rates				
Historical Civilian Labor Force				
2015	**Labor Force**	**Employment**	**Unemployment**	**Unemployment Rate**
January	3,130	2,760	370	11.8%
February	3,120	2,770	350	11.3%
March	3,210	2,870	340	10.5%
April	3,350	3,070	280	8.4%
May	3,380	3,110	270	8.0%
June	3,520	3,260	260	7.5%
July	3,480	3,210	270	7.8%
August	3,420	3,180	240	7.1%
September	3,380	3,150	220	6.6%
October	3,360	3,120	240	7.1%
November	3,180	2,930	250	7.9%
December	3,120	2,840	280	9.0%
Averages	**3,300**	**3,020**	**280**	**8.5%**
2014	**Labor Force**	**Employment**	**Unemployment**	**Unemployment Rate**
January	3,280	2,830	450	13.8%
February	3,290	2,830	460	14.0%
March	3,320	2,880	440	13.4%
April	3,460	3,090	370	10.7%
May	3,430	3,110	320	9.3%
June	3,580	3,270	310	8.6%
July	3,530	3,210	310	8.8%
August	3,450	3,160	300	8.6%
September	3,400	3,130	270	7.9%
October	3,430	3,150	280	8.3%
November	3,200	2,900	310	9.6%
December	3,100	2,780	320	10.4%
Averages	**3,370**	**3,030**	**350**	**10.2%**

APPENDIX H: HOUSING CAPACITY ANALYSIS – BACKGROUND INFORMATION

Overall development capacity for Modoc County is between 3,799 and 8,000 housing units at theoretical build out (see Table AH-1). Potential residential capacity is development at the maximum allowed density based on the General Plan and Zoning criteria and considering development characteristics of each lot and limitations to development within the particular community or area. Realistic capacity is 80% of the potential development capacity of each lot analyzed. Based on realistic capacity, Modoc County has the ability to produce 3,799 additional dwelling units at build out.

Table AH-2 consists of a list of all vacant residentially zoned parcels in unincorporated areas of Modoc County (excluding Alturas). Figure AH-1 is a map that shows where these parcels are located within Modoc County.

The reference tables incorporate the following methodology/assumptions based on zoning and general plan criteria, but also evaluate lot by lot characteristics to determine actual realistic development capacity:

URBAN HIGH DENSITY GENERAL PLAN LAND USE DESIGNATION

RH Zone (Residential Urban High Density)

- ***Category 1:*** Vacant lots with access to public water and sewer.

  Community: Newell

  Criteria: Allows for up to 13 dwelling units per acre with public water and sewer.

  Potential Capacity: 13 dwelling units per acre

  Realistic Capacity: 10.4 dwelling units per acre

  Analysis: While there can be advantages to constructing affordable housing projects at densities above 13 dwelling units per acre (the State's Default Density for Modoc County), in order to economize on land costs (e.g., higher densities translate into the need to purchase less land per housing unit), housing developers have successfully constructed affordable housing primarily in Alturas, but also in some limited areas of the County, such as the unincorporated community of Newell. Affordable projects in the County are developed at densities ranging from approximately 4 to 11 units per acre. Many of these consist of manufactured houses on smaller lots of less than 15,000 square feet and small houses on small lots (See Photo 1). Based on this experience, and evaluating smaller lots located within the Residential High Density areas of Modoc County, a realistic Capacity of 10.4 dwelling units per acre has been projected in the Newell area. Although housing in Newell is characteristic of small houses built on small lots ranging in size between 4,000 and 7,000 square feet, the fact that this community has public and water and sewer,

there is great potential to increase densities that exceed 13 units per acre. For lots less than 6,000 square feet residential zoning allows development of 1 unit.

Conclusions: Newell has a realistic development capacity to produce **94 high density dwelling units.** These units could comply with the RHNA of 1 extremely low, 1 very low and 2 low income units.

Photo 1: Small house on 5,000 square foot lot in Newell, CA



- ***Category 2:*** Vacant lots with access to public water or sewer

  Communities: Adin, Daphnedale, and Cedarville

  Potential Capacity: 6 dwelling units per acre with public water or sewer

  Realistic Capacity: 4.8 dwelling units per acre

  Analysis: Housing developers have successfully constructed affordable housing primarily in Alturas, but also in some limited areas of the County, such as the unincorporated community of Cedarville (see Photo 2). Affordable projects in the County are developed at densities ranging from approximately 4 to 11 units per acre. Many of these consist of manufactured houses on smaller lots of less than 15,000 square feet, but as shown below, a small apartment project can be developed on a site in the County that has limited public water availability (at about 6 units per acre). Based on this experience, and evaluating smaller lots located within the Residential High Density areas of Modoc County, a realistic Capacity of 4.8 dwelling units per acre has been projected in the Adin, Daphnedale and Cedarville areas. For lots smaller than 10,000 square feet in size,

residential zoning would allow for 1 dwelling unit.

Conclusions: Adin, Daphnedale, and Cedarville have a combined realistic capacity to produce **245 medium density dwelling units.** These units could comply with the RHNA of 2 low and 1 moderate income units.

Photo 2: Small In-Fill Apartment in Cedarville, California



- ***Category 3:*** Vacant lots with potential access to public water and sewer. However, due to development limitations and private restrictions, cannot develop at medium to high density residential levels.

  Communities: Calpines

  Criteria: Could potentially allow for up to 13 dwelling units per acre with public water and sewer (per general plan land use designation.

  Potential Capacity: 1 (one) dwelling units per acre

  Realistic Capacity: 1 dwelling units per acre

  Analysis: Housing developers have successfully constructed affordable housing primarily in Alturas, but also in some limited areas of the County. Affordable projects in the County are developed at densities ranging from approximately 4 to 11 units per acre. In Calpines, where some lots could be served by both public water and sewer, a density of up to 13 units per acre could be achieved. However, with all the private restrictions placed on this planned community, it is doubtful that affordable housing would ever be produced in this community (see Photo 3). Based on staff experience, the potential and realistic capacity for Calpines is 1 unit per acre with lots smaller than 1 acre assumed to be built out at 1 unit.

  Conclusions: Calpines has a realistic development capacity to produce **1,768 low density dwelling units.** These units could comply with the RHNA of 5 above moderate income units.

Photo 3: Home in Calpines in Modoc County



- ***Category 4:*** Vacant lots located within communities that have no services, such as public water and sewer.

  Communities: Canby, Davis Creek, Eagleville, Fort Bidwell, Lake City, Lookout, and New Pine Creek

  Criteria: Allows for up to 1.5 units per acre, but allows for infill of one dwelling unit per vacant lot regardless of whether or not it complies with minimum zoning lot size.

  Potential and Realistic Capacity: 1.5 dwelling units per acre or at least one dwelling unit per vacant lot.

  Analysis: Housing developers have successfully constructed affordable housing primarily in Alturas, but also in some limited areas of the County. Affordable projects in the County are developed at densities ranging from approximately 4 to 11 units per acre. In these areas where there is limited public infrastructure the ability to develop densities at an affordable level is challenging. However, there are examples of affordable housing in these communities, such as some mobile homes and manufactured housing on smaller lots of 15,000 square feet at a density of 3 units per acre (see Photo 4). However, it is staff's experience that some of these lots could be built on an in-fill basis or with subdivisions with lower income units, such as manufactured. Therefore, the potential realistic capacity for this area is 1.5 units per acre with lots smaller than 1 acre assumed to be built out at 1 unit.

  Conclusions: Canby, Davis Creek, Eagleville, Fort Bidwell, Lake City, Lookout, and New Pine Creek have the combined capacity to produce **84 low density dwelling units.**

These units could comply with the Regional Housing Needs Allocation of 5 above moderate income units.

Photo 4. Manufactured Housing in Modoc County



RURAL RESIDENTIAL DENSITY GENERAL PLAN LAND USE DESIGNATION

RL Zone (Residential Urban Low Density)

- *Criteria:* Allows for very limited rural to low density development

  Potential and Realistic Capacity: One (1) dwelling unit per vacant lot.

  Analysis: Housing in this category consists mainly of very low density style housing that is not usually affordable to low income households (See Photo 5) Based on staff experience, the potential and realistic capacity for Calpines is 1 unit per acre with lots smaller than 1 acre assumed to be built out at 1 unit.

  Conclusions: This 2,858-acre portion of Modoc County has 263 lots, so these areas within the County have the capacity to produce **263 low density dwelling units.** These units could comply with the Regional Housing Needs Allocation of 5 above moderate income units.

Photo 5: Rural Residential House in Modoc County



Figure AH-1: Map of Vacant Residential Lots in Modoc County

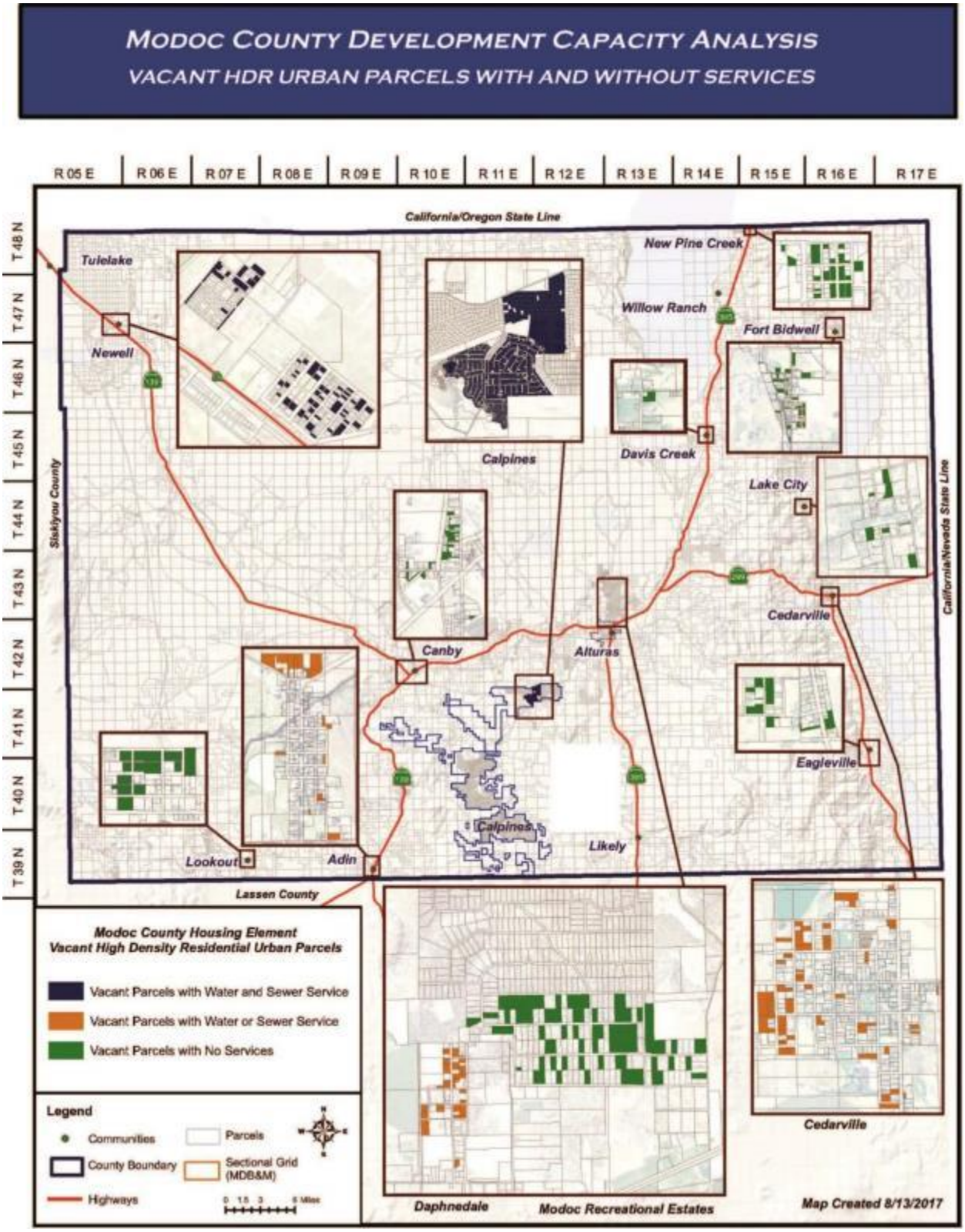


Table AH-1: Modoc County – Residential Capacity Analysis – Summary Housing Capacity Assessment

	Residential Community	Acres	Number of Parcels	Realistic Capacity	Assumptions	Potential Capacity	Assumptions	Services	General Plan	Zone
Urban High Density										
Category 1 – Urban with Full Services										
1	Newell	18	94	137	80% of 13 units per acre	197	13 units per acre	Water/Sewer	Urban	HDR
Category 2 – Urban with Water or Sewer Service										
2	Adin	11	27	56	80% of 6 units per acre	67	6 units per acre	Sewer	Urban	HDR
3	Daphnedale	18	26	77	80% of 6 units per acre	96	6 units per acre	Water	Urban	HDR
4	Cedarville	30	59	112	80% of 6 units per acre	166	6 units per acre	Water	Urban	HDR
Category 3 – Urban Recreation with Full Services – Limited Development Potential										
5	Calpines	677	1,768	1,703	1 unit per lot	6,995	13 units per acre	Water/Sewer	Urban Rec.	HDR
Category 4 – Communities with No Services										
6	Canby	4	20	20	1 unit per 1.5 acres	20	1 unit per 1.5 acres	No Services	Urban	HDR
7	Davis Creek	1	1	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres	No Services	Urban	HDR
8	Eagleville	8	18	18	1 unit per 1.5 acres	18	1 unit per 1.5 acres	No Services	Urban	HDR
9	Fort Bidwell	15	34	34	1 unit per 1.5 acres	34	1 unit per 1.5 acres	No Services	Urban	HDR
10	Lake City	5	10	10	1 unit per 1.5 acres	10	1 unit per 1.5 acres	No Services	Urban	HDR
11	Lookout	18	17	17	1 unit per 1.5 acres	17	1 unit per 1.5 acres	No Services	Urban	HDR
12	New Pine Creek	11	28	28	1 unit per 1.5 acres	28	1 unit per 1.5 acres	No Services	Urban	HDR
Category 5 – Urban with No Services – Undefined Community										
13	Modoc Recreation Estates NE	123	84	84	1 unit per 1.5 acres	84	1 unit per 1.5 acres	No Services	Urban	HDR
14	Modoc Recreation Estates Other	3	4	4		4	1 unit per 1.5 acres	No Services	Urban	HDR
Total Urban		**942**	**2,190**	**2,301**		**7,737**				
Rural										
15	Residential Rural / Community									
Total Rural		**2,858**	**263**	**263**	1 unit per parcel	**263**	1 unit per parcel	No Services	Rural	LDR
16	**Cumulative**	**3,800**	**2,453**	**2,564**		**8,000**				

Table AH-2: All vacant residentially zoned parcels in unincorporated areas of Modoc County (excluding Alturas).

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
CATEGORY 1 - URBAN WITH FULL SERVICES										
NEWELL										
1	00530336	0.17	7,515.50	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
2	00530127	0.27	11,792.06	HDR	Urban	Water/Sewer	2	80% of 13 units/acre	3	13 units/acre
3	00529306	0.16	7,052.63	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
4	00530214	0.13	5,597.74	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
5	00530420	0.19	8,145.57	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
6	00529117	0.12	5,396.63	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
7	00540404	0.14	6,024.30	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
8	00540508	0.17	7,229.49	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
9	00540507	0.16	7,186.83	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
10	00539001	0.45	19,494.01	HDR	Urban	Water/Sewer	4	80% of 13 units/acre	5	13 units/acre
11	00540506	0.32	14,144.15	HDR	Urban	Water/Sewer	3	80% of 13 units/acre	4	13 units/acre
12	00540610	0.33	14,556.66	HDR	Urban	Water/Sewer	3	80% of 13 units/acre	4	13 units/acre
13	00530308	0.18	7,672.30	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
14	00530131	0.13	5,716.27	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
15	00531113	0.16	6,846.89	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
16	00531105	0.16	6,773.53	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
17	00531114	0.15	6,577.55	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
18	00540209	0.22	9,576.25	HDR	Urban	Water/Sewer	2	80% of 13 units/acre	2	13 units/acre
19	00540103	0.13	5,755.96	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
20	00540304	0.30	13,275.22	HDR	Urban	Water/Sewer	2	80% of 13 units/acre	3	13 units/acre
21	00530104	0.13	5,522.48	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
22	00531232	0.15	6,544.41	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
23	00530133	0.13	5,743.24	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
24	00531204	0.16	6,839.59	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
25	00531410	0.19	8,109.83	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
26	00530142	0.13	5,804.32	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
27	00530141	0.13	5,482.67	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
28	00530134	0.13	5,758.35	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
29	00530313	0.18	7,878.57	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
30	00531111	0.12	5,388.43	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
31	00531112	0.14	5,992.18	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
32	00530326	0.36	15,625.10	HDR	Urban	Water/Sewer	3	80% of 13 units/acre	4	13 units/acre
33	00531121	0.31	13,596.98	HDR	Urban	Water/Sewer	3	80% of 13 units/acre	4	13 units/acre
34	00531432	0.19	8,112.60	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
35	00531403	0.19	8,100.19	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
36	00531213	0.16	6,931.67	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
37	00531237	0.31	13,667.86	HDR	Urban	Water/Sewer	3	80% of 13 units/acre	4	13 units/acre
38	00529317	0.17	7,191.29	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
39	00531238	0.15	6,659.10	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
40	00529318	0.17	7,228.05	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
41	00530130	0.27	11,688.67	HDR	Urban	Water/Sewer	2	80% of 13 units/acre	3	13 units/acre
42	00530450	0.54	23,386.23	HDR	Urban	Water/Sewer	5	80% of 13 units/acre	6	13 units/acre
43	00531243	0.16	6,978.13	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
44	00529326	0.32	13,774.33	HDR	Urban	Water/Sewer	3	80% of 13 units/acre	4	13 units/acre
45	00531231	0.30	13,117.34	HDR	Urban	Water/Sewer	3	80% of 13 units/acre	3	13 units/acre
46	00530202	0.13	5,651.34	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
47	00530446	0.18	7,730.68	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
48	00530442	0.18	7,983.97	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
49	00531429	0.19	8,109.29	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
50	00530449	0.36	15,553.78	HDR	Urban	Water/Sewer	3	80% of 13 units/acre	4	13 units/acre
51	00529316	0.16	6,776.22	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
52	00529221	0.12	5,289.06	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
53	00529208	0.12	5,270.54	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
54	00529222	0.12	5,175.36	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
55	00540708	0.17	7,232.73	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
56	00529419	0.16	7,042.54	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
57	00529214	0.11	5,002.16	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
58	00529420	0.16	7,066.21	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
59	00529216	0.12	5,412.54	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
60	00540705	0.17	7,232.80	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
61	00540703	0.17	7,232.34	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
62	00540303	0.15	6,393.85	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
63	00540204	0.18	7,862.60	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
64	00540702	0.17	7,232.34	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
65	00540001	0.35	15,336.30	HDR	Urban	Water/Sewer	3	80% of 13 units/acre	4	13 units/acre
66	00539006	0.08	3,523.80	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
67	00539008	0.16	7,127.58	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
68	00529428	0.32	14,025.13	HDR	Urban	Water/Sewer	3	80% of 13 units/acre	4	13 units/acre
69	00530203	0.13	5,776.15	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
70	00530231	0.26	11,343.85	HDR	Urban	Water/Sewer	2	80% of 13 units/acre	3	13 units/acre
71	00530443	0.18	7,649.63	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
72	00530410	0.19	8,156.52	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
73	00530230	0.26	11,383.23	HDR	Urban	Water/Sewer	2	80% of 13 units/acre	3	13 units/acre
74	00529109	0.12	5,310.79	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
75	00529130	0.24	10,554.04	HDR	Urban	Water/Sewer	2	80% of 13 units/acre	3	13 units/acre
76	00529110	0.12	5,442.02	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
77	00529425	0.33	14,213.98	HDR	Urban	Water/Sewer	3	80% of 13 units/acre	4	13 units/acre
78	00529426	0.33	14,249.89	HDR	Urban	Water/Sewer	3	80% of 13 units/acre	4	13 units/acre
79	00529411	0.16	6,932.96	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
80	00529412	0.17	7,197.72	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
81	00539009	0.23	10,119.90	HDR	Urban	Water/Sewer	2	80% of 13 units/acre	3	13 units/acre
82	00539507	0.22	9,568.48	HDR	Urban	Water/Sewer	2	80% of 13 units/acre	2	13 units/acre
83	00539005	0.17	7,394.41	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
84	00540609	0.17	7,349.33	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
85	00540504	0.33	14,324.02	HDR	Urban	Water/Sewer	3	80% of 13 units/acre	4	13 units/acre
86	00540607	0.17	7,232.08	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
87	00540108	0.12	5,278.74	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
88	00539002	0.13	5,699.40	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
89	00540606	0.17	7,230.67	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
90	00540107	0.12	5,373.61	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
91	00540105	0.12	5,398.89	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
92	00540707	0.17	7,232.53	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	2	13 units/acre
93	00539003	0.27	11,575.79	HDR	Urban	Water/Sewer	2	80% of 13 units/acre	3	13 units/acre
94	00540305	0.15	6,391.62	HDR	Urban	Water/Sewer	1	80% of 13 units/acre	1	13 units/acre
	Totals:	**18.25**					**137**		**197**	
CATEGORY 2 - URBAN WATER SERVICE OR SEWER SERVICE										
ADIN										
1	01826022	0.81	35,206.95	HDR	Urban	Sewer	3	1 unit/1.5 acres	4	1 unit/1.5 acres
2	01833213	0.04	1,705.40	HDR	Urban	Sewer	1	1 unit/1.5 acres	1	1 unit/1.5 acres
3	01833212	0.04	1,849.66	HDR	Urban	Sewer	1	1 unit/1.5 acres	1	1 unit/1.5 acres
4	01832512	0.11	4,946.62	HDR	Urban	Sewer	1	1 unit/1.5 acres	1	1 unit/1.5 acres
5	01832521	0.06	2,796.29	HDR	Urban	Sewer	1	1 unit/1.5 acres	1	1 unit/1.5 acres
6	01832516	0.27	11,866.36	HDR	Urban	Sewer	1	1 unit/1.5 acres	1	1 unit/1.5 acres
7	01831303	0.11	4,691.14	HDR	Urban	Sewer	1	1 unit/1.5 acres	1	1 unit/1.5 acres
8	01831302	0.11	4,577.40	HDR	Urban	Sewer	1	1 unit/1.5 acres	1	1 unit/1.5 acres
9	01831001	0.37	16,164.34	HDR	Urban	Sewer	1	1 unit/1.5 acres	2	1 unit/1.5 acres
10	01830105	0.02	656.46	HDR	Urban	Sewer	1	1 unit/1.5 acres	1	1 unit/1.5 acres
11	01829003	0.23	9,981.30	HDR	Urban	Sewer	1	1 unit/1.5 acres	1	1 unit/1.5 acres
12	01829504	0.08	3,671.11	HDR	Urban	Sewer	1	1 unit/1.5 acres	1	1 unit/1.5 acres
13	01829503	0.15	6,496.21	HDR	Urban	Sewer	1	1 unit/1.5 acres	1	1 unit/1.5 acres
14	01829502	0.08	3,679.33	HDR	Urban	Sewer	1	1 unit/1.5 acres	1	1 unit/1.5 acres
15	01828025	0.36	15,717.88	HDR	Urban	Sewer	1	1 unit/1.5 acres	2	1 unit/1.5 acres

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
16	01828010	0.82	35,647.13	HDR	Urban	Sewer	3	1 unit/1.5 acres	4	1 unit/1.5 acres
17	01828017	0.15	6,571.57	HDR	Urban	Sewer	1	1 unit/1.5 acres	1	1 unit/1.5 acres
18	01828033	0.12	5,104.03	HDR	Urban	Sewer	1	1 unit/1.5 acres	1	1 unit/1.5 acres
19	01828015	0.09	3,913.70	HDR	Urban	Sewer	1	1 unit/1.5 acres	1	1 unit/1.5 acres
20	01828032	0.11	4,822.76	HDR	Urban	Sewer	1	1 unit/1.5 acres	1	1 unit/1.5 acres
21	01828031	0.00	186.96	HDR	Urban	Sewer	1	1 unit/1.5 acres	1	1 unit/1.5 acres
22	01828028	1.46	63,598.30	HDR	Urban	Sewer	7	1 unit/1.5 acres	8	1 unit/1.5 acres
23	01828001	1.29	56,246.96	HDR	Urban	Sewer	6	1 unit/1.5 acres	7	1 unit/1.5 acres
24	01828002	1.10	47,921.38	HDR	Urban	Sewer	5	1 unit/1.5 acres	6	1 unit/1.5 acres
25	01828003	0.35	15,315.70	HDR	Urban	Sewer	1	1 unit/1.5 acres	2	1 unit/1.5 acres
26	01828004	0.95	41,572.98	HDR	Urban	Sewer	4	1 unit/1.5 acres	5	1 unit/1.5 acres
27	01828006	1.79	77,996.97	HDR	Urban	Sewer	8	1 unit/1.5 acres	10	1 unit/1.5 acres
	Totals:	**11.09**					**56**		**67**	
DAPHNENDALE, UNINCORPORATED ALTURAS										
1	02206204	0.34	15,023.52	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
2	02206203	0.33	14,281.73	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
3	02206305	1.11	48,283.86	HDR	Urban	Water	5	80% of 6 units/acre	6	6 units/acre
4	02210101	0.89	38,756.20	HDR	Urban	Water	4	80% of 6 units/acre	5	6 units/acre
5	02210202	1.01	43,968.63	HDR	Urban	Water	4	80% of 6 units/acre	6	6 units/acre
6	02210408	0.84	36,387.55	HDR	Urban	Water	4	80% of 6 units/acre	5	6 units/acre
7	02210406	1.29	56,407.54	HDR	Urban	Water	6	80% of 6 units/acre	7	6 units/acre
8	02209402	0.37	16,145.88	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
9	02211101	2.14	93,369.21	HDR	Urban	Water	10	80% of 6 units/acre	12	6 units/acre
10	02210405	0.41	17,823.81	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
11	02210407	0.43	18,551.05	HDR	Urban	Water	2	80% of 6 units/acre	2	6 units/acre
12	02210102	0.89	38,893.55	HDR	Urban	Water	4	80% of 6 units/acre	5	6 units/acre
13	02207302	0.41	18,046.38	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
14	02207204	0.82	35,674.96	HDR	Urban	Water	3	80% of 6 units/acre	4	6 units/acre
15	02209403	0.42	18,447.17	HDR	Urban	Water	2	80% of 6 units/acre	2	6 units/acre
16	02208205	0.32	14,139.54	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
17	02208204	0.66	28,640.02	HDR	Urban	Water	3	80% of 6 units/acre	3	6 units/acre
18	02208306	0.32	14,048.74	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
19	02208203	0.33	14,500.82	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
20	02208307	0.42	18,273.94	HDR	Urban	Water	2	80% of 6 units/acre	1	6 units/acre
21	02208310	1.06	46,031.11	HDR	Urban	Water	5	80% of 6 units/acre	6	6 units/acre
22	02207308	0.96	41,655.92	HDR	Urban	Water	4	80% of 6 units/acre	5	6 units/acre
23	02207003	1.03	44,758.81	HDR	Urban	Water	4	80% of 6 units/acre	6	6 units/acre
24	02207306	0.88	38,404.05	HDR	Urban	Water	4	80% of 6 units/acre	5	6 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
25	02203013	0.08	3,557.24	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
26	02203032	0.51	22,292.31	HDR	Urban	Water	2	80% of 6 units/acre	3	6 units/acre
	Totals:	**18.28**					**77**		**96**	
CEDARVILLE										
1	02714102	0.41	17,730.41	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
2	02718201	0.81	35,180.15	HDR	Urban	Water	3	80% of 6 units/acre	4	6 units/acre
3	02718108	0.20	8,829.19	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
4	02719201	0.60	26,199.65	HDR	Urban	Water	2	80% of 6 units/acre	3	6 units/acre
5	02718107	1.72	75,119.59	HDR	Urban	Water	8	80% of 6 units/acre	10	6 units/acre
6	02713112	0.33	14,522.93	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
7	02713111	0.34	14,673.51	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
8	02710104	0.41	17,808.26	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
9	02710110	0.20	8,764.92	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
10	02710108	0.20	8,923.12	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
11	02713212	0.30	13,014.17	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
12	02717011	0.17	7,341.11	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
13	02713213	0.60	26,238.30	HDR	Urban	Water	2	80% of 6 units/acre	3	6 units/acre
14	02724203	0.26	11,454.55	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
15	02724204	0.27	11,612.37	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
16	02724205	0.36	15,578.68	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
17	02715113	0.40	17,398.93	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
18	02713108	2.53	110,035.16	HDR	Urban	Water	12	80% of 6 units/acre	15	6 units/acre
19	02733001	0.95	41,247.01	HDR	Urban	Water	4	80% of 6 units/acre	5	6 units/acre
20	02732108	0.69	30,243.67	HDR	Urban	Water	3	80% of 6 units/acre	4	6 units/acre
21	02732007	0.15	6,382.98	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
22	02732111	0.46	20,026.53	HDR	Urban	Water	2	80% of 6 units/acre	2	6 units/acre
23	02718204	0.36	15,717.30	HDR	Urban	Water	2	80% of 6 units/acre	2	6 units/acre
24	02726108	0.97	42,092.31	HDR	Urban	Water	4	80% of 6 units/acre	5	6 units/acre
25	02724202	0.35	15,189.15	HDR	Urban	Water	1	80% of 6 units/acre	5	6 units/acre
26	02727112	0.35	15,423.75	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
27	02718206	0.20	8,724.57	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
28	02718211	0.20	8,639.92	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
29	02721232	0.21	9,174.85	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
30	02718208	0.40	17,533.02	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
31	02718111	0.35	15,042.59	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
32	02720222	0.68	29,678.08	HDR	Urban	Water	3	80% of 6 units/acre	4	6 units/acre
33	02718209	0.40	17,288.38	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
34	02721223	0.44	19,035.01	HDR	Urban	Water	2	80% of 6 units/acre	2	6 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
35	02720207	0.28	12,396.28	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
36	02720218	0.28	12,324.98	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
37	02713110	0.34	14,692.12	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
38	02713204	1.19	51,696.68	HDR	Urban	Water	5	80% of 6 units/acre	7	6 units/acre
39	02706119	0.53	23,079.95	HDR	Urban	Water	2	80% of 6 units/acre	3	6 units/acre
40	02707030	0.23	9,873.55	HDR	Urban	Water	2	80% of 6 units/acre	1	6 units/acre
41	02713109	0.34	14,809.01	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
42	02711224	0.37	16,100.04	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
43	02709127	0.36	15,490.56	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
44	02711125	0.01	535.99	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
45	02709123	0.21	8,979.05	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
46	02709122	0.21	8,968.30	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
47	02706114	1.01	44,208.08	HDR	Urban	Water	1	80% of 6 units/acre	6	6 units/acre
48	02706205	0.61	26,762.02	HDR	Urban	Water	2	80% of 6 units/acre	3	6 units/acre
49	02706203	0.20	8,737.40	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
50	02705103	0.59	25,746.98	HDR	Urban	Water	2	80% of 6 units/acre	3	6 units/acre
51	02706207	0.40	17,609.29	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
52	02706120	1.22	53,114.28	HDR	Urban	Water	1	80% of 6 units/acre	7	6 units/acre
53	02706214	0.41	17,692.29	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
54	02706112	0.40	17,431.22	HDR	Urban	Water	1	80% of 6 units/acre	2	6 units/acre
55	02707029	0.59	25,685.63	HDR	Urban	Water	2	80% of 6 units/acre	3	6 units/acre
56	02703018	2.22	96,834.59	HDR	Urban	Water	10	80% of 6 units/acre	13	6 units/acre
57	02703035	0.09	3,788.52	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
58	02703036	0.08	3,678.59	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
59	03326020	0.20	8,563.95	HDR	Urban	Water	1	80% of 6 units/acre	1	6 units/acre
	Totals:	**29.63**					**112**		**166**	
CATEGORY 3 - RECREATION - URBAN FULL SERVICES - LIMITED DEVELOPMENT POTENTIAL										
CAL PINES										
1	03631204	0.08	3,644.22	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
2	03631205	0.08	3,326.51	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
3	03631206	0.08	3,316.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
4	03631207	0.08	3,301.19	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
5	03631208	0.08	3,408.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
6	03631209	0.08	3,304.71	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
7	03631210	0.08	3,346.71	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
8	03631211	0.09	3,873.50	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
9	03631212	0.11	4,681.33	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
10	03631213	0.08	3,425.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
11	03632110	0.09	4,095.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
12	03632111	0.08	3,274.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
13	03632112	0.08	3,512.78	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
14	03632113	0.08	3,306.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
15	03632114	0.08	3,358.33	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
16	03632115	0.07	3,193.12	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
17	03632116	0.08	3,630.47	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
18	03632117	0.08	3,316.80	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
19	03632118	0.08	3,656.18	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
20	03632119	0.11	4,939.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
21	03632120	0.08	3,291.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
22	03632121	0.08	3,383.91	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
23	03632123	0.13	5,823.06	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
24	03632125	0.09	3,774.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
25	03632126	0.07	3,239.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
26	03632127	0.08	3,274.00	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
27	03633101	0.07	3,195.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
28	03633103	0.07	3,102.97	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
29	03633105	0.07	3,175.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
30	03633201	0.07	3,234.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
31	03633202	0.08	3,494.98	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
32	03633203	0.08	3,512.19	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
33	03633204	0.07	3,222.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
34	03633205	0.07	3,204.44	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
35	03633206	0.07	3,145.83	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
36	03633207	0.07	3,222.80	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
37	03633208	0.07	3,180.70	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
38	03633209	0.08	3,567.33	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
39	03633210	0.07	3,151.28	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
40	03633211	0.08	3,556.13	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
41	03633212	0.07	3,098.70	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
42	03633213	0.07	3,148.67	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
43	03633214	0.07	3,024.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
44	03633215	0.07	3,149.39	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
45	03633216	0.07	3,081.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
46	03633217	0.08	3,404.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
47	03633218	0.07	3,077.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
48	03633219	0.08	3,350.90	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
49	03633301	0.13	5,799.02	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
50	03633302	0.08	3,584.86	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
51	03633303	0.08	3,298.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
52	03633304	0.08	3,298.69	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
53	03633305	0.07	3,238.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
54	03634101	0.07	3,213.19	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
55	03634102	0.07	3,171.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
56	03634103	0.07	3,168.49	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
57	03634104	0.07	3,141.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
58	03634105	0.07	3,168.62	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
59	03634106	0.07	3,177.47	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
60	03634107	0.07	3,189.35	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
61	03634108	0.07	3,157.98	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
62	03634109	0.07	3,115.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
63	03634110	0.07	3,132.80	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
64	03634111	0.07	3,161.41	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
65	03634112	0.07	3,223.01	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
66	03634113	0.09	3,826.25	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
67	03634114	0.09	3,796.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
68	03634115	0.07	3,091.90	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
69	03634116	0.07	3,064.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
70	03634117	0.07	3,088.64	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
71	03634118	0.07	3,087.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
72	03634119	0.07	3,098.84	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
73	03634120	0.07	3,101.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
74	03634121	0.07	3,184.84	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
75	03634201	0.07	3,172.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
76	03634202	0.07	3,198.81	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
77	03634203	0.07	3,135.36	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
78	03634204	0.07	3,086.64	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
79	03634205	0.07	3,220.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
80	03634206	0.08	3,539.08	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
81	03634207	0.08	3,398.87	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
82	03634208	0.08	3,346.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
83	03634209	0.07	3,121.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
84	03634210	0.07	3,101.89	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
85	03634211	0.07	3,133.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
86	03634212	0.09	3,923.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
87	03634213	0.07	3,041.10	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
88	03634301	0.07	3,076.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
89	03634302	0.07	3,167.47	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
90	03634303	0.07	3,083.28	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
91	03634304	0.07	3,153.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
92	03634305	0.07	3,213.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
93	03634306	0.07	3,012.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
94	03634307	0.07	3,227.08	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
95	03634308	0.07	3,186.02	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
96	03634309	0.07	3,236.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
97	03634310	0.07	3,255.99	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
98	03634311	0.07	3,022.47	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
99	03634314	0.08	3,542.81	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
100	03634315	0.07	3,162.72	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
101	03634316	0.07	3,214.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
102	03634317	0.07	3,164.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
103	03634318	0.07	3,190.29	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
104	03634319	0.07	3,154.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
105	03634320	0.09	3,742.42	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
106	03634321	0.10	4,278.94	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
107	03634322	0.09	3,819.24	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
108	03634402	0.08	3,415.73	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
109	03634403	0.11	4,922.87	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
110	03634404	0.11	4,890.72	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
111	03634405	0.07	3,214.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
112	03634406	0.08	3,348.38	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
113	03634407	0.08	3,301.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
114	03635101	0.08	3,687.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
115	03635102	0.08	3,531.35	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
116	03635103	0.08	3,461.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
117	03635104	0.08	3,502.47	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
118	03635105	0.08	3,688.86	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
119	03635106	0.07	3,222.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
120	03635107	0.07	3,191.62	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
121	03635108	0.07	3,232.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
122	03635109	0.07	3,190.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
123	03635110	0.08	3,436.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
124	03635111	0.07	3,264.19	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
125	03635112	0.07	3,226.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
126	03635113	0.07	3,120.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
127	03635114	0.08	3,352.05	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
128	03635201	0.08	3,349.17	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
129	03635202	0.08	3,294.68	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
130	03635203	0.07	3,224.73	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
131	03635204	0.07	3,218.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
132	03635205	0.07	3,186.32	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
133	03635206	0.09	3,731.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
134	03635207	0.08	3,302.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
135	03635208	0.07	3,143.69	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
136	03635209	0.07	3,210.47	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
137	03635210	0.08	3,345.00	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
138	03635211	0.08	3,500.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
139	03635212	0.07	3,191.64	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
140	03635213	0.08	3,276.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
141	03635214	0.07	3,266.47	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
142	03635215	0.08	3,345.01	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
143	03635216	0.08	3,282.99	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
144	03635301	0.10	4,167.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
145	03635302	0.08	3,322.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
146	03635303	0.08	3,618.56	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
147	03635304	0.10	4,229.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
148	03635305	0.09	3,777.01	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
149	03635306	0.08	3,535.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
150	03635307	0.09	3,729.73	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
151	03635308	0.07	3,031.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
152	03635309	0.08	3,418.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
153	03635310	0.13	5,733.49	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
154	03635311	0.10	4,179.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
155	03635312	0.08	3,575.80	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
156	03635313	0.07	3,241.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
157	03635314	0.08	3,274.72	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
158	03636101	0.07	3,219.10	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
159	03636102	0.08	3,352.78	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
160	03636103	0.07	3,222.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
161	03636104	0.08	3,306.86	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
162	03636105	0.08	3,300.19	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
163	03636106	0.07	3,222.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
164	03636107	0.07	3,262.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
165	03636108	0.07	3,212.47	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
166	03636109	0.07	3,261.11	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
167	03636110	0.07	3,209.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
168	03636113	0.09	3,731.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
169	03636114	0.07	3,150.07	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
170	03636115	0.07	3,232.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
171	03636116	0.07	3,116.28	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
172	03636117	0.07	3,243.50	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
173	03636118	0.07	3,224.51	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
174	03636119	0.07	3,150.07	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
175	03636120	0.07	3,227.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
176	03636122	0.11	4,621.35	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
177	03636201	0.08	3,462.52	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
178	03636202	0.08	3,456.98	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
179	03636203	0.07	3,229.69	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
180	03636204	0.08	3,294.22	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
181	03636205	0.07	3,229.09	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
182	03636206	0.08	3,371.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
183	03636207	0.07	3,232.84	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
184	03636208	0.07	3,193.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
185	03636209	0.11	4,894.13	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
186	03636210	0.09	3,764.07	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
187	03636211	0.07	3,171.00	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
188	03636212	0.07	3,203.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
189	03636213	0.08	3,296.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
190	03636214	0.07	3,214.24	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
191	03636215	0.08	3,287.97	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
192	03636216	0.07	3,123.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
193	03636217	0.15	6,690.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
194	03637101	0.08	3,304.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
195	03637102	0.08	3,342.94	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
196	03637104	0.11	4,984.86	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
197	03638102	0.08	3,357.97	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
198	03638103	0.08	3,341.71	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
199	03638104	0.08	3,324.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
200	03638105	0.07	3,213.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
201	03638106	0.08	3,273.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
202	03638107	0.08	3,350.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
203	03638108	0.07	3,214.99	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
204	03638109	0.08	3,404.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
205	03638110	0.08	3,320.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
206	03638111	0.08	3,286.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
207	03638112	0.08	3,269.99	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
208	03638113	0.08	3,383.82	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
209	03638114	0.07	3,225.03	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
210	03638115	0.08	3,320.45	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
211	03638116	0.08	3,356.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
212	03638117	0.08	3,369.52	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
213	03638118	0.08	3,288.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
214	03638119	0.08	3,330.32	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
215	03638120	0.08	3,352.13	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
216	03638121	0.08	3,294.98	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
217	03639102	0.07	3,181.02	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
218	03639103	0.07	3,148.46	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
219	03639104	0.07	3,174.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
220	03639105	0.07	3,069.77	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
221	03639106	0.07	3,165.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
222	03639107	0.07	3,092.82	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
223	03639108	0.07	3,149.45	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
224	03639109	0.07	3,081.06	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
225	03639110	0.07	3,081.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
226	03639111	0.07	3,126.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
227	03639112	0.07	3,069.28	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
228	03639113	0.07	3,110.98	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
229	03639114	0.07	3,040.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
230	03639115	0.10	4,262.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
231	03639116	0.08	3,528.03	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
232	03639117	0.08	3,485.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
233	03639118	0.07	3,164.52	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
234	03639119	0.07	3,162.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
235	03639120	0.07	3,142.19	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
236	03639121	0.07	3,178.24	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
237	03639122	0.07	3,140.02	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
238	03639123	0.07	3,201.99	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
239	03639125	0.07	3,158.56	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
240	03639126	0.07	3,146.28	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
241	03639128	0.07	2,985.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
242	03640101	0.07	3,188.78	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
243	03640102	0.07	3,114.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
244	03640103	0.07	3,187.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
245	03640104	0.07	3,223.99	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
246	03640105	0.07	3,158.29	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
247	03640106	0.07	3,239.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
248	03640107	0.07	3,119.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
249	03640108	0.07	3,178.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
250	03640109	0.07	3,208.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
251	03640110	0.07	3,221.67	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
252	03640111	0.07	3,177.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
253	03640112	0.09	4,054.69	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
254	03640201	0.08	3,511.37	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
255	03640203	0.07	3,227.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
256	03640204	0.07	3,139.35	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
257	03640205	0.07	3,138.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
258	03640206	0.07	3,182.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
259	03640207	0.07	3,194.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
260	03640208	0.07	3,179.84	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
261	03640209	0.07	3,203.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
262	03640210	0.07	3,124.02	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
263	03640211	0.10	4,231.39	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
264	03640212	0.09	3,894.84	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
265	03640213	0.08	3,492.89	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
266	03640214	0.08	3,319.28	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
267	03640215	0.07	3,245.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
268	03640216	0.07	3,222.37	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
269	03640218	0.14	6,158.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
270	03640219	0.13	5,450.00	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
271	03640220	0.07	3,215.78	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
272	03640221	0.14	6,058.52	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
273	03641101	0.16	6,932.84	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
274	03641107	0.16	7,020.25	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
275	03641109	0.18	7,673.09	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
276	03641110	0.29	12,613.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
277	03641112	0.16	6,979.08	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
278	03641113	0.16	7,083.77	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
279	03641114	0.16	6,892.94	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
280	03642102	0.26	11,411.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
281	03643101	0.16	6,776.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
282	03643102	0.15	6,672.42	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
283	03643103	0.15	6,693.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
284	03643104	0.16	6,768.37	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
285	03643105	0.15	6,655.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
286	03643106	0.16	6,772.39	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
287	03643107	0.16	6,822.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
288	03643108	0.15	6,748.62	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
289	03643109	0.15	6,678.44	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
290	03643110	0.15	6,700.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
291	03643111	0.16	6,770.84	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
292	03643112	0.14	5,939.97	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
293	03643113	0.14	6,307.68	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
294	03644101	0.13	5,819.62	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
295	03644102	0.17	7,603.46	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
296	03644103	0.15	6,458.06	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
297	03644104	0.17	7,586.89	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
298	03644106	0.22	9,545.07	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
299	03644107	0.18	7,935.50	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
300	03644108	0.21	9,238.77	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
301	03644109	0.17	7,562.73	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
302	03644110	0.15	6,695.94	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
303	03901101	0.20	8,706.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
304	03901102	0.20	8,907.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
305	03901103	0.21	9,281.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
306	03901105	0.25	11,100.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre
307	03901106	0.16	7,152.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
308	03901107	0.16	6,876.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
309	03901108	0.15	6,555.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
310	03901110	0.21	9,290.97	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
311	03902101	0.30	13,088.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre
312	03902102	0.14	5,949.56	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
313	03902103	0.14	6,180.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
314	03902104	0.15	6,542.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
315	03902105	0.17	7,603.73	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
316	03902106	0.19	8,242.85	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
317	03902107	0.21	9,328.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
318	03902108	0.24	10,407.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre
319	03902109	0.26	11,423.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre
320	03903102	0.18	7,953.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
321	03903103	0.20	8,785.39	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
322	03903104	0.23	9,889.91	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
323	03903105	0.17	7,387.67	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
324	03903106	0.24	10,308.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre
325	03903107	0.24	10,375.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre
326	03903108	0.15	6,436.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
327	03903109	0.15	6,340.07	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
328	03903201	0.15	6,567.33	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
329	03903202	0.14	6,282.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
330	03903203	0.16	6,756.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
331	03903204	0.14	6,203.01	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
332	03903205	0.14	6,180.87	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
333	03903206	0.14	6,225.45	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
334	03903207	0.14	6,142.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
335	03903208	0.14	6,217.72	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
336	03903209	0.14	6,289.51	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
337	03903210	0.14	6,254.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
338	03903211	0.14	6,117.25	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
339	03903212	0.14	6,221.50	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
340	03903213	0.14	6,182.24	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
341	03903214	0.15	6,509.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
342	03903215	0.14	6,149.94	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
343	03903216	0.14	6,122.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
344	03903217	0.15	6,492.56	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
345	03904102	0.21	8,967.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
346	03904103	0.22	9,737.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
347	03904104	0.25	10,931.49	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre
348	03904105	0.25	10,723.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre
349	03904107	0.23	9,876.89	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
350	03904108	0.20	8,651.03	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
351	03904109	0.17	7,509.78	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
352	03904110	0.15	6,391.86	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
353	03904111	0.15	6,346.84	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
354	03904112	0.15	6,509.73	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
355	03905101	0.16	6,821.67	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
356	03905102	0.14	6,026.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
357	03905103	0.14	5,963.38	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
358	03905104	0.14	5,983.26	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
359	03905105	0.14	5,945.56	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
360	03905106	0.14	5,916.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
361	03905107	0.14	5,974.52	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
362	03905110	0.14	6,149.56	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
363	03905111	0.14	6,111.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
364	03905112	0.14	6,072.44	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
365	03905113	0.14	6,250.78	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
366	03905114	0.15	6,433.02	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
367	03905115	0.15	6,599.71	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
368	03905116	0.22	9,688.36	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
369	03907101	0.14	5,944.99	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
370	03907102	0.14	5,990.45	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
371	03907103	0.13	5,824.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
372	03907104	0.14	5,960.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
373	03907105	0.14	6,025.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
374	03907106	0.14	5,931.47	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
375	03907107	0.14	5,958.18	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
376	03907108	0.13	5,852.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
377	03907109	0.14	6,073.22	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
378	03907110	0.14	5,943.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
379	03907111	0.21	9,230.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
380	03907112	0.18	8,014.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
381	03907113	0.14	6,134.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
382	03907114	0.14	5,926.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
383	03907115	0.14	6,074.26	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
384	03907116	0.14	5,975.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
385	03907117	0.14	6,085.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
386	03907118	0.14	6,050.00	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
387	03907119	0.14	5,951.81	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
388	03907120	0.14	6,013.69	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
389	03907121	0.14	6,056.08	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
390	03908101	0.20	8,689.85	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
391	03908102	0.14	6,266.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
392	03908103	0.14	5,923.17	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
393	03908104	0.14	5,956.83	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
394	03908105	0.14	6,080.97	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
395	03908106	0.13	5,864.85	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
396	03908107	0.14	6,035.46	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
397	03908108	0.14	6,145.32	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
398	03908109	0.13	5,878.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
399	03908110	0.14	6,147.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
400	03908111	0.14	6,053.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
401	03908112	0.14	6,261.37	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
402	03908113	0.14	6,217.70	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
403	03909101	0.21	9,247.78	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
404	03909102	0.14	5,942.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
405	03909103	0.14	6,000.77	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
406	03909104	0.14	5,957.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
407	03909105	0.14	5,902.82	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
408	03909106	0.14	6,001.56	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
409	03909107	0.13	5,841.35	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
410	03909108	0.14	5,986.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
411	03909109	0.14	6,002.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
412	03909111	0.14	6,151.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
413	03909112	0.14	6,020.72	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
414	03909114	0.14	5,920.17	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
415	03909115	0.14	6,052.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
416	03909116	0.14	5,951.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
417	03909117	0.14	5,918.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
418	03909118	0.14	6,004.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
419	03909119	0.14	5,924.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
420	03909120	0.14	5,998.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
421	03909121	0.14	6,126.78	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
422	03909122	0.28	12,017.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre
423	03910102	0.14	6,009.61	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
424	03910103	0.14	6,173.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
425	03910104	0.15	6,386.90	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
426	03910105	0.15	6,462.73	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
427	03910106	0.14	6,215.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
428	03910107	0.14	6,164.22	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
429	03910108	0.14	6,207.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
430	03910203	0.14	6,119.07	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
431	03910204	0.14	6,213.35	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
432	03910205	0.14	6,138.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
433	03910206	0.14	5,980.03	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
434	03910207	0.14	6,103.68	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
435	03910208	0.14	5,902.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
436	03910209	0.14	6,006.98	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
437	03910210	0.14	6,180.78	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
438	03910212	0.14	6,145.71	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
439	03910213	0.14	6,261.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
440	03910214	0.14	6,166.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
441	03910215	0.14	6,014.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
442	03910216	0.14	6,208.38	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
443	03911101	0.14	6,094.37	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
444	03911102	0.13	5,859.61	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
445	03911103	0.13	5,716.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
446	03911104	0.13	5,856.18	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
447	03911105	0.13	5,712.61	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
448	03911106	0.13	5,801.84	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
449	03911107	0.13	5,799.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
450	03911108	0.13	5,797.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
451	03911109	0.13	5,731.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
452	03911110	0.13	5,833.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
453	03911111	0.14	6,118.25	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
454	03911112	0.20	8,798.37	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
455	03911113	0.14	6,261.91	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
456	03911114	0.13	5,755.64	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
457	03911115	0.14	5,923.11	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
458	03911116	0.14	5,895.08	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
459	03911117	0.13	5,801.50	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
460	03911118	0.14	5,903.28	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
461	03911119	0.13	5,810.12	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
462	03911120	0.14	5,911.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
463	03911121	0.13	5,725.02	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
464	03911122	0.14	5,932.91	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
465	03911123	0.13	5,734.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
466	03911125	0.14	5,896.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
467	03912201	0.16	6,846.01	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
468	03912202	0.15	6,449.11	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
469	03912203	0.15	6,566.69	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
470	03912204	0.15	6,406.03	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
471	03912205	0.15	6,453.56	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
472	03912206	0.15	6,361.80	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
473	03912207	0.15	6,478.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
474	03912208	0.15	6,344.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
475	03912209	0.14	5,933.77	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
476	03913101	0.13	5,859.64	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
477	03913102	0.14	5,955.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
478	03913103	0.14	5,887.38	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
479	03913104	0.13	5,868.09	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
480	03913105	0.13	5,785.89	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
481	03913107	0.13	5,594.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
482	03913110	0.13	5,878.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
483	03913115	0.16	6,875.89	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
484	03913116	0.16	6,958.00	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
485	03914101	0.24	10,514.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre
486	03914102	0.16	6,953.81	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
487	03914103	0.14	6,156.71	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
488	03914104	0.14	6,087.03	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
489	03914105	0.14	6,027.56	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
490	03914106	0.14	5,944.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
491	03914107	0.14	6,129.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
492	03914108	0.14	5,975.80	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
493	03914109	0.14	5,918.49	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
494	03914110	0.14	6,029.22	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
495	03914111	0.17	7,255.84	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
496	03914112	0.22	9,407.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
497	03914113	0.16	6,759.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
498	03914114	0.14	5,948.80	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
499	03914115	0.14	6,056.46	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
500	03914116	0.14	6,059.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
501	03914117	0.14	6,143.49	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
502	03914118	0.14	5,994.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
503	03914119	0.14	6,028.22	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
504	03914120	0.13	5,835.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
505	03915102	0.14	5,961.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
506	03915103	0.14	6,158.19	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
507	03915104	0.15	6,326.72	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
508	03915105	0.14	6,192.47	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
509	03915106	0.15	6,446.69	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
510	03915107	0.16	7,109.17	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
511	03915108	0.14	6,264.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
512	03915109	0.14	6,142.91	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
513	03915110	0.14	6,221.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
514	03915112	0.14	6,134.67	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
515	03915113	0.14	6,149.02	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
516	03915114	0.14	6,192.42	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
517	03915115	0.14	6,206.06	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
518	03915116	0.16	7,015.41	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
519	03915117	0.15	6,568.89	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
520	03915118	0.18	7,867.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
521	03915119	0.16	6,791.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
522	03915120	0.14	6,177.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
523	03915121	0.14	6,171.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
524	03915122	0.14	6,200.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
525	03915123	0.15	6,391.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
526	03915124	0.17	7,597.70	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
527	03915125	0.23	9,935.33	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
528	03915126	0.15	6,549.68	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
529	03916101	0.18	7,918.71	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
530	03916102	0.20	8,916.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
531	03916103	0.16	6,918.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
532	03916104	0.14	5,910.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
533	03916105	0.14	5,993.67	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
534	03916106	0.14	6,035.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
535	03916107	0.14	5,966.73	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
536	03916108	0.13	5,879.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
537	03916109	0.14	6,075.78	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
538	03916110	0.14	5,933.72	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
539	03916111	0.13	5,824.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
540	03916112	0.17	7,225.35	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
541	03916113	0.17	7,296.46	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
542	03916114	0.13	5,865.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
543	03916115	0.13	5,810.83	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
544	03916116	0.14	5,885.42	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
545	03916117	0.13	5,806.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
546	03916118	0.14	5,914.80	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
547	03916119	0.13	5,851.70	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
548	03916120	0.14	5,888.91	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
549	03916121	0.13	5,861.03	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
550	03916122	0.13	5,865.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
551	03916123	0.14	5,901.12	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
552	03916124	0.14	6,067.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
553	03916125	0.14	6,167.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
554	03916126	0.15	6,466.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
555	03916127	0.14	6,141.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
556	03916128	0.14	6,208.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
557	03917101	0.22	9,512.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
558	03917102	0.18	7,824.12	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
559	03917103	0.15	6,378.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
560	03917104	0.13	5,845.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
561	03917105	0.13	5,637.78	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
562	03917106	0.13	5,835.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
563	03917107	0.13	5,726.12	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
564	03917108	0.13	5,706.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
565	03917109	0.13	5,836.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
566	03917111	0.13	5,551.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
567	03917112	0.14	5,909.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
568	03917113	0.13	5,732.46	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
569	03917114	0.13	5,788.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
570	03917115	0.13	5,701.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
571	03917116	0.13	5,730.71	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
572	03917117	0.15	6,340.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
573	03917118	0.27	11,652.51	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
574	03917119	0.15	6,318.36	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
575	03917120	0.14	5,945.69	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
576	03917121	0.14	5,991.83	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
577	03917122	0.14	6,018.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
578	03917123	0.14	6,017.68	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
579	03917124	0.14	6,096.94	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
580	03918101	0.14	6,178.49	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
581	03918102	0.14	5,975.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
582	03918103	0.14	5,943.91	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
583	03918104	0.14	6,092.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
584	03918105	0.14	5,927.78	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
585	03918106	0.14	6,020.61	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
586	03918107	0.14	6,135.64	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
587	03918108	0.13	5,853.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
588	03918109	0.15	6,643.41	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
589	03918110	0.15	6,673.86	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
590	03918111	0.15	6,426.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
591	03918112	0.14	6,102.10	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
592	03918113	0.14	5,899.90	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
593	03918114	0.14	6,067.99	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
594	03918115	0.14	6,014.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
595	03918116	0.16	7,104.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
596	03918117	0.16	6,833.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
597	03918118	0.24	10,257.38	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre
598	03918119	0.15	6,418.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
599	03918120	0.16	6,789.77	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
600	03918121	0.14	6,226.89	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
601	03918122	0.14	6,283.77	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
602	03918123	0.14	6,162.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
603	03918124	0.15	6,331.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
604	03919101	0.15	6,499.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
605	03919102	0.14	5,994.24	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
606	03919103	0.14	6,007.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
607	03919104	0.14	6,078.13	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
608	03919105	0.14	5,979.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
609	03919106	0.14	5,926.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
610	03919107	0.14	6,079.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
611	03919108	0.14	5,983.13	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
612	03919109	0.14	6,093.90	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
613	03919110	0.14	5,970.56	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
614	03919111	0.15	6,648.11	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
615	03919112	0.15	6,682.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
616	03921101	0.16	7,163.01	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
617	03921102	0.16	6,973.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
618	03921103	0.16	6,916.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
619	03921104	0.16	6,889.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
620	03921107	0.15	6,734.69	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
621	03921108	0.15	6,599.90	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
622	03921109	0.17	7,399.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
623	03922101	7.25	315,847.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	94	13 units/acre
624	03923101	0.15	6,485.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
625	03923102	0.14	6,297.85	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
626	03923103	0.14	6,122.44	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
627	03923104	0.16	7,098.80	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
628	03923105	0.15	6,591.91	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
629	03923106	0.15	6,658.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
630	03923107	0.16	6,855.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
631	03923108	0.16	6,855.88	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
632	03923109	0.15	6,636.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
633	03923110	0.15	6,372.44	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
634	03924101	0.16	6,996.46	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
635	03924102	0.16	6,979.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
636	03924103	0.14	6,001.71	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
637	03924104	0.13	5,862.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
638	03924105	0.14	6,008.03	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
639	03924106	0.13	5,833.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
640	03924107	0.13	5,765.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
641	03924108	0.18	8,023.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
642	03924109	0.21	9,261.11	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
643	03924113	0.19	8,492.37	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
644	03924114	0.19	8,411.45	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
645	03924115	0.17	7,323.10	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
646	03924116	0.17	7,231.97	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
647	03924117	0.13	5,878.09	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
648	03924118	0.14	6,027.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
649	03924119	0.13	5,867.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
650	03924120	0.14	6,052.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
651	03924122	0.14	6,009.12	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
652	03924123	0.14	6,150.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
653	03924124	0.15	6,390.24	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
654	03925101	0.27	11,689.97	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre
655	03925102	0.19	8,451.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
656	03925103	0.16	6,920.50	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
657	03925104	0.15	6,462.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
658	03925105	0.14	5,920.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
659	03925106	0.13	5,847.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
660	03925107	0.13	5,762.33	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
661	03925108	0.13	5,788.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
662	03925109	0.13	5,857.50	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
663	03925110	0.13	5,794.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
664	03925111	0.13	5,776.02	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
665	03925112	0.13	5,769.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
666	03925113	0.13	5,704.68	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
667	03925114	0.13	5,858.67	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
668	03925115	0.13	5,730.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
669	03925116	0.14	5,918.09	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
670	03925119	0.18	7,698.82	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
671	03925120	0.21	9,232.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
672	03926101	0.14	6,170.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
673	03926102	0.13	5,854.86	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
674	03926103	0.14	5,973.73	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
675	03926104	0.14	6,005.12	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
676	03926105	0.14	6,224.94	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
677	03926106	0.14	6,089.99	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
678	03926107	0.14	6,066.44	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
679	03926108	0.15	6,594.94	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
680	03926109	0.18	7,630.38	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
681	03926110	0.24	10,488.22	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre
682	03926113	0.17	7,267.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
683	03926114	0.14	6,246.37	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
684	03926115	0.16	6,777.50	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
685	03926116	0.14	5,950.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
686	03926117	0.14	5,978.12	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
687	03926118	0.13	5,866.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
688	03926119	0.13	5,812.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
689	03926120	0.13	5,771.22	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
690	03926121	0.13	5,843.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
691	03932108	0.17	7,572.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
692	03932109	0.18	7,733.22	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
693	03932110	0.18	7,668.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
694	03932111	0.20	8,739.82	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
695	03932113	0.17	7,455.37	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
696	03932114	0.17	7,516.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
697	03933101	0.17	7,533.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
698	03933102	0.17	7,522.61	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
699	03933103	0.17	7,485.44	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
700	03933104	0.17	7,485.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
701	03933105	0.17	7,416.42	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
702	03933106	0.18	7,770.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
703	03933107	0.20	8,529.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
704	03933108	0.21	9,015.52	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
705	03933109	0.47	20,572.82	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	6	13 units/acre
706	03933110	0.24	10,413.62	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre
707	03933112	0.20	8,537.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
708	03933113	0.18	7,742.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
709	03933114	0.17	7,622.86	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
710	03934101	0.19	8,136.42	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
711	03934102	0.18	7,810.11	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
712	03934103	0.17	7,614.21	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
713	03934201	0.18	7,745.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
714	03934202	0.17	7,603.69	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
715	03934203	0.18	7,791.03	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
716	03934204	0.18	7,675.91	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
717	03934205	0.18	7,744.72	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
718	03934206	0.18	7,692.29	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
719	03934207	0.17	7,580.61	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
720	03934209	0.17	7,524.13	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
721	03934210	0.17	7,576.38	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
722	03934211	0.17	7,549.46	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
723	03934212	0.17	7,450.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
724	03935101	0.16	6,906.00	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
725	03935102	0.15	6,728.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
726	03935103	0.14	6,273.09	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
727	03935104	0.14	6,027.38	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
728	03935105	0.14	6,229.32	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
729	03935106	0.14	6,199.52	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
730	03935107	0.14	6,156.91	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
731	03935108	0.14	6,126.97	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
732	03935109	0.14	6,199.44	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
733	03935110	0.14	6,005.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
734	03935111	0.14	6,059.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
735	03935112	0.17	7,273.51	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
736	03935113	0.14	6,235.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
737	03935114	0.14	6,142.85	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
738	03935115	0.14	6,056.61	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
739	03935116	0.14	6,231.24	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
740	03935117	0.14	6,249.46	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
741	03935118	0.14	6,121.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
742	03935119	0.17	7,298.41	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
743	03935120	0.17	7,373.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
744	03935121	0.14	5,900.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
745	03935122	0.14	5,936.33	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
746	03935123	0.13	5,821.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
747	03936101	0.14	5,903.10	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
748	03936102	0.14	5,977.21	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
749	03936103	0.14	5,916.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
750	03936104	0.13	5,800.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
751	03936105	0.14	5,952.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
752	03936106	0.13	5,797.19	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
753	03936107	0.14	5,892.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
754	03936108	0.14	6,043.97	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
755	03936109	0.14	5,889.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
756	03936110	0.13	5,869.42	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
757	03936112	0.14	5,905.49	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
758	03936113	0.13	5,865.13	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
759	03936114	0.14	5,928.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
760	03936115	0.14	5,917.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
761	03936116	0.14	5,958.26	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
762	03936117	0.14	5,941.88	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
763	03936118	0.14	5,890.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
764	03936119	0.13	5,874.06	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
765	03936120	0.14	6,068.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
766	03936121	0.14	5,959.49	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
767	03936122	0.13	5,827.11	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
768	03936123	0.14	5,985.85	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
769	03936124	0.14	5,951.81	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
770	03936125	0.16	7,087.01	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
771	03937101	0.14	6,129.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
772	03937102	0.13	5,837.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
773	03937103	0.14	5,896.99	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
774	03937104	0.14	5,959.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
775	03937106	0.14	5,897.98	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
776	03937107	0.13	5,860.32	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
777	03937108	0.14	6,022.17	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
778	03937109	0.14	5,899.39	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
779	03937110	0.13	5,861.10	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
780	03937112	0.14	5,923.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
781	03937113	0.14	6,003.10	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
782	03937114	0.13	5,803.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
783	03937115	0.14	5,933.07	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
784	03937116	0.13	5,877.08	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
785	03937117	0.13	5,841.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
786	03937118	0.13	5,787.70	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
787	03937119	0.14	5,931.26	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
788	03937120	0.13	5,835.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
789	03937121	0.14	5,899.82	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
790	03937122	0.13	5,765.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
791	03937123	0.14	5,908.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
792	03937124	0.13	5,874.45	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
793	03937125	0.14	5,898.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
794	03937126	0.15	6,463.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
795	03938101	0.27	11,553.05	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre
796	03938102	0.15	6,542.09	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
797	03938103	0.14	6,250.02	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
798	03938104	0.14	6,182.88	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
799	03938105	0.14	5,930.68	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
800	03938106	0.14	5,929.49	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
801	03938107	0.14	5,907.84	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
802	03938108	0.14	5,958.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
803	03938109	0.14	6,087.67	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
804	03938110	0.14	5,989.47	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
805	03938111	0.14	6,039.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
806	03938112	0.14	6,067.90	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
807	03938113	0.14	5,966.88	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
808	03939102	0.17	7,213.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
809	03939103	0.17	7,503.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
810	03939104	0.17	7,467.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
811	03939105	0.17	7,521.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
812	03939106	0.17	7,399.29	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
813	03939107	0.19	8,180.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
814	03939109	0.19	8,353.87	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
815	03939110	0.19	8,280.22	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
816	03939111	0.17	7,573.82	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
817	03939112	0.17	7,603.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
818	03939113	0.18	7,989.08	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
819	03939114	0.18	7,858.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
820	03939115	0.18	7,845.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
821	03940101	0.14	6,293.05	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
822	03940102	0.14	5,903.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
823	03940103	0.14	6,119.99	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
824	03940104	0.14	6,167.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
825	03940105	0.17	7,427.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
826	03940106	0.17	7,192.82	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
827	03940107	0.17	7,262.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
828	03940108	0.17	7,486.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
829	03940109	0.19	8,396.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
830	03940110	0.16	6,951.88	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
831	03940111	0.17	7,484.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
832	03940112	0.14	6,045.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
833	03940113	0.14	6,017.07	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
834	03940114	0.15	6,549.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
835	03941102	0.14	6,279.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
836	03941103	0.14	6,041.11	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
837	03941104	0.14	5,929.62	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
838	03941105	0.14	5,923.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
839	03941106	0.14	6,007.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
840	03941107	0.14	5,972.70	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
841	03941108	0.13	5,874.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
842	03941109	0.15	6,749.86	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
843	03941110	0.13	5,615.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
844	03941111	0.14	6,022.50	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
845	03941112	0.14	5,966.35	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
846	03941113	0.14	5,984.86	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
847	03941114	0.14	6,078.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
848	03941115	0.14	6,018.26	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
849	03941116	0.14	5,988.01	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
850	03941117	0.14	6,203.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
851	03941118	0.14	6,019.21	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
852	03942101	0.14	6,189.71	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
853	03942102	0.14	6,077.61	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
854	03942103	0.14	6,239.44	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
855	03942104	0.13	5,868.21	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
856	03942105	0.14	6,110.24	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
857	03942106	0.14	5,992.10	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
858	03942107	0.14	6,097.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
859	03942110	0.14	6,043.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
860	03942111	0.14	6,067.50	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
861	03942112	0.14	5,999.42	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
862	03942113	0.15	6,442.86	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
863	03942116	0.28	12,103.49	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre
864	03942201	0.14	6,118.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
865	03942202	0.14	6,100.02	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
866	03942203	0.14	6,096.97	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
867	03942204	0.14	5,971.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
868	03942205	0.21	8,972.24	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
869	03942206	0.17	7,220.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
870	03942207	0.19	8,244.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
871	03942208	0.21	9,304.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
872	03943101	0.15	6,404.44	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
873	03943102	0.13	5,788.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
874	03943103	0.13	5,706.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
875	03943104	0.14	6,300.13	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
876	03943105	0.14	6,041.91	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
877	03943106	0.14	6,242.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
878	03943107	0.17	7,477.08	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
879	03943201	0.20	8,784.89	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
880	03943202	0.19	8,432.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
881	03943203	0.20	8,545.08	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
882	03943204	0.20	8,769.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
883	03943205	0.17	7,478.13	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
884	03943206	0.18	7,901.61	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
885	03943207	0.17	7,288.32	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
886	03944101	0.14	6,111.50	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
887	03944102	0.14	6,303.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
888	03944103	0.14	6,118.64	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
889	03944104	0.15	6,330.41	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
890	03944105	0.14	6,272.98	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
891	03944106	0.14	6,249.67	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
892	03944107	0.14	6,051.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
893	03944108	0.14	6,162.29	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
894	03944109	0.14	6,165.51	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
895	03944111	0.14	6,116.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
896	03944112	0.14	6,220.10	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
897	03944113	0.14	6,087.25	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
898	03944201	0.23	9,987.71	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
899	03944202	0.20	8,640.51	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
900	03944205	0.14	6,150.71	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
901	03944206	0.14	6,129.17	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
902	03944207	0.16	6,858.72	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
903	03944209	0.17	7,335.26	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
904	03944210	0.21	9,289.87	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
905	03944211	0.27	11,946.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre
906	03944212	0.26	11,324.91	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	3	13 units/acre
907	03945101	0.13	5,708.41	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
908	03945102	0.14	5,934.26	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
909	03945103	0.16	6,842.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
910	03945104	0.14	6,005.97	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
911	03945105	0.14	5,974.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
912	03945106	0.14	5,935.37	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
913	03945107	0.13	5,719.99	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
914	03945201	0.18	7,650.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
915	03945202	0.17	7,415.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
916	03945203	0.17	7,286.49	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
917	03945204	0.17	7,512.07	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
918	03945205	0.17	7,385.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
919	03946101	0.13	5,665.90	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
920	03946102	0.14	6,005.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
921	03946103	0.14	5,950.51	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
922	03946104	0.14	5,982.37	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
923	03946105	0.14	5,920.22	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
924	03946106	0.14	5,914.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
925	03946107	0.14	5,952.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
926	03946108	0.14	5,910.81	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
927	03946109	0.14	5,940.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
928	03946110	0.14	5,950.35	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
929	03946111	0.14	6,042.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
930	03946112	0.13	5,681.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
931	03946113	0.14	6,136.52	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
932	03946201	0.35	15,152.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
933	03946202	0.15	6,446.17	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
934	03946203	0.14	6,204.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
935	03946204	0.14	6,142.70	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
936	03947101	0.14	5,984.24	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
937	03947104	0.16	6,986.81	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
938	03947105	0.20	8,925.05	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
939	03947106	0.13	5,800.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
940	03947201	0.14	6,207.86	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
941	03947202	0.19	8,161.83	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
942	03947301	0.16	7,037.32	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
943	03947302	0.17	7,287.44	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
944	03947303	0.18	7,713.62	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
945	03947304	0.17	7,606.83	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
946	03947305	0.19	8,184.84	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
947	03947306	0.20	8,660.11	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
948	03947307	0.19	8,485.45	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
949	03947308	0.20	8,600.45	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
950	03947309	0.19	8,078.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
951	03947310	0.17	7,409.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
952	03947311	0.17	7,495.77	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
953	03947312	0.14	6,166.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
954	04001215	0.34	14,745.38	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	2	13 units/acre
955	04001216	0.34	14,906.41	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
956	04001217	0.39	17,082.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
957	04001218	0.35	15,347.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
958	04001219	0.34	14,694.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
959	04001220	0.33	14,546.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
960	04001221	0.34	14,788.85	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
961	04001223	0.42	18,208.47	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
962	04001224	0.35	15,216.71	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
963	04001226	0.41	18,036.52	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
964	04001227	0.34	14,728.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
965	04001304	0.35	15,074.45	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
966	04001305	0.34	14,901.28	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
967	04002101	0.35	15,076.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
968	04002102	0.35	15,305.70	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
969	04002103	0.35	15,117.37	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
970	04002104	0.35	15,126.10	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
971	04002106	0.34	14,998.62	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
972	04002107	0.34	14,985.98	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
973	04002108	0.35	15,089.19	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
974	04002109	0.35	15,118.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
975	04002110	0.35	15,079.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
976	04002201	0.45	19,796.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
977	04002301	0.34	14,866.08	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
978	04002302	0.34	14,670.03	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
979	04002303	0.35	15,378.94	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
980	04002304	0.34	14,745.56	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
981	04002305	0.35	15,356.81	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
982	04002307	0.35	15,242.72	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
983	04002308	0.35	15,382.03	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
984	04002310	0.35	15,323.18	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
985	04002311	0.35	15,131.84	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
986	04002312	0.35	15,172.12	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
987	04002313	0.35	15,052.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
988	04002314	0.35	15,272.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
989	04002315	0.38	16,408.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
990	04002316	0.36	15,590.84	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
991	04002317	0.35	15,083.83	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
992	04002318	0.38	16,427.88	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
993	04002319	0.34	14,825.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
994	04002320	0.34	14,744.46	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
995	04002321	0.34	14,667.29	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
996	04002322	0.34	14,771.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
997	04002323	0.34	14,888.41	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
998	04002324	0.33	14,501.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
999	04002325	0.35	15,135.36	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1000	04002326	0.34	14,648.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1001	04002327	0.34	14,617.36	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1002	04003102	0.35	15,088.06	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1003	04003103	0.34	14,967.28	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1004	04003104	0.34	15,005.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1005	04003105	0.34	15,003.62	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1006	04003107	0.37	16,039.36	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1007	04003109	0.46	20,200.52	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	6	13 units/acre
1008	04003110	0.46	19,891.28	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1009	04003111	0.40	17,258.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1010	04003202	0.34	15,018.37	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1011	04003203	0.34	14,718.62	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1012	04003204	0.34	14,876.49	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1013	04003205	0.34	14,810.50	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1014	04003206	0.34	14,898.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1015	04003207	0.35	15,263.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1016	04003208	0.35	15,347.72	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1017	04003209	0.34	14,881.91	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1018	04003210	0.34	14,909.85	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1019	04003211	0.34	14,774.89	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1020	04003301	0.34	14,853.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1021	04003302	0.34	14,681.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1022	04003303	0.34	14,999.09	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1023	04003304	0.34	14,897.28	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1024	04003305	0.35	15,143.98	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1025	04003306	0.35	15,124.17	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1026	04003308	0.35	15,408.07	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1027	04003309	0.34	14,719.10	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1028	04003310	0.34	14,977.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1029	04003311	0.36	15,483.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1030	04003312	0.40	17,611.51	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1031	04003313	0.35	15,110.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1032	04003314	0.35	15,287.46	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1033	04003315	0.34	15,000.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1034	04003316	0.34	14,814.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1035	04004101	0.39	17,084.19	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1036	04004102	0.39	16,797.03	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
1037	04004103	0.35	15,174.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1038	04004104	0.35	15,202.29	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1039	04004105	0.35	15,137.11	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1040	04004106	0.43	18,580.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1041	04004107	0.43	18,547.50	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1042	04004108	0.34	15,017.71	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1043	04004109	0.34	14,742.62	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1044	04004111	0.35	15,047.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1045	04004113	0.38	16,645.39	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1046	04004114	0.35	15,269.45	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1047	04004115	0.34	14,984.87	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1048	04004116	0.35	15,101.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1049	04004117	0.35	15,219.29	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1050	04004118	0.35	15,072.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1051	04004119	0.35	15,331.94	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1052	04004120	0.35	15,260.33	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1053	04004121	0.34	14,981.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1054	04004122	0.41	18,032.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1055	04004123	0.37	15,899.88	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1056	04004124	0.34	14,935.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1057	04004201	0.39	16,775.72	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1058	04004202	0.34	15,015.08	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1059	04004203	0.34	14,746.71	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1060	04004204	0.34	14,844.36	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1061	04004205	0.37	15,977.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1062	04004206	0.39	16,884.82	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1063	04004207	0.34	15,021.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1064	04004208	0.35	15,166.01	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1065	04004210	0.44	19,132.84	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1066	04004211	0.43	18,802.33	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1067	04004212	0.35	15,197.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1068	04004213	0.41	17,679.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1069	04004214	0.41	17,861.71	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1070	04004215	0.40	17,374.38	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1071	04005101	0.34	14,848.18	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1072	04005102	0.35	15,357.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1073	04005103	0.36	15,481.41	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1074	04005104	0.36	15,646.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
1075	04005105	0.35	15,228.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1076	04005106	0.36	15,897.77	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1077	04005107	0.36	15,784.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1078	04005108	0.48	20,712.67	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	6	13 units/acre
1079	04005201	0.36	15,721.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1080	04005202	0.36	15,658.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1081	04005203	0.36	15,546.72	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1082	04005204	0.38	16,759.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1083	04005205	0.36	15,763.26	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1084	04005206	0.37	16,042.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1085	04005208	0.43	18,539.47	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1086	04005209	0.42	18,398.91	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1087	04005210	0.39	16,807.08	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1088	04005211	0.36	15,518.37	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1089	04005212	0.36	15,505.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1090	04006201	0.38	16,548.09	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1091	04006203	0.37	16,052.28	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1092	04006204	0.39	17,114.81	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1093	04006205	0.37	16,176.39	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1094	04006206	0.40	17,276.24	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1095	04007102	0.35	15,029.47	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1096	04007103	0.34	14,926.17	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1097	04007104	0.34	14,956.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1098	04007105	0.40	17,477.97	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1099	04007106	0.34	14,824.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1100	04007108	0.35	15,263.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1101	04007109	0.35	15,414.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1102	04007110	0.40	17,293.42	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1103	04007111	0.34	14,846.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1104	04007112	0.35	15,274.85	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1105	04007113	0.34	15,020.13	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1106	04007114	0.35	15,362.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1107	04007115	0.35	15,434.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1108	04007116	0.37	16,169.86	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1109	04007117	0.35	15,352.22	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1110	04007119	0.34	14,900.51	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1111	04007121	0.35	15,197.72	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1112	04007122	0.34	14,968.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
1113	04007123	0.35	15,071.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1114	04007201	0.42	18,174.12	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1115	04007202	0.34	14,853.90	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1116	04007203	0.34	14,835.12	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1117	04007204	0.34	14,819.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1118	04008101	0.33	14,561.26	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1119	04008102	0.35	15,328.12	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1120	04008103	0.33	14,337.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1121	04008104	0.33	14,414.36	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1122	04008105	0.33	14,589.46	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1123	04008106	0.33	14,374.11	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1124	04008107	0.34	14,681.17	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1125	04008108	0.34	14,595.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1126	04008201	0.34	14,622.81	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1127	04008202	0.34	14,722.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1128	04008203	0.34	14,741.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1129	04008204	0.34	14,795.81	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1130	04008205	0.34	14,649.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1131	04008206	0.34	14,637.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1132	04008207	0.33	14,590.13	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1133	04008208	0.33	14,329.10	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1134	04008209	0.33	14,382.08	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1135	04008210	0.33	14,374.52	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1136	04008211	0.34	14,631.77	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1137	04008212	0.33	14,568.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1138	04008213	0.33	14,582.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1139	04008214	0.42	18,088.22	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1140	04008215	0.35	15,279.86	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1141	04008216	0.41	18,064.21	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1142	04008217	0.34	14,881.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1143	04008218	0.34	14,811.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1144	04008219	0.37	15,988.24	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1145	04008220	0.34	15,023.70	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1146	04008221	0.33	14,555.36	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1147	04008222	0.36	15,880.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1148	04008223	0.34	14,873.67	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1149	04008224	0.33	14,501.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1150	04008225	0.34	14,976.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
1151	04008226	0.33	14,246.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1152	04008227	0.36	15,476.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1153	04008303	0.34	14,906.78	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1154	04008304	0.34	14,833.56	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1155	04009101	0.34	14,948.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1156	04009102	0.34	14,778.49	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1157	04009103	0.34	14,852.28	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1158	04009105	0.44	19,269.00	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1159	04009107	0.42	18,174.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1160	04009108	0.42	18,356.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1161	04009109	0.34	14,761.83	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1162	04009110	0.33	14,486.64	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1163	04009111	0.33	14,515.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1164	04009113	0.34	14,848.07	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1165	04009114	0.34	14,931.97	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1166	04009115	0.34	14,627.05	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1167	04009116	0.37	16,216.38	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1168	04009117	0.44	18,994.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1169	04009118	0.45	19,493.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1170	04009119	0.42	18,146.68	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1171	04010101	0.34	14,931.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1172	04010102	0.42	18,339.12	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1173	04010103	0.41	18,049.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1174	04010104	0.34	14,877.86	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1175	04010105	0.35	15,226.13	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1176	04010106	0.34	14,882.99	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1177	04010107	0.35	15,265.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1178	04010108	0.35	15,124.70	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1179	04010109	0.35	15,056.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1180	04010110	0.35	15,331.61	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1181	04010111	0.49	21,429.29	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	6	13 units/acre
1182	04010112	0.39	16,939.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1183	04010113	0.35	15,151.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1184	04010114	0.35	15,197.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1185	04010115	0.34	15,015.85	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1186	04010116	0.34	14,900.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1187	04010117	0.35	15,170.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1188	04010118	0.34	14,663.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
1189	04010119	0.35	15,085.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1190	04010120	0.34	14,621.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1191	04010122	0.35	15,247.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1192	04010123	0.35	15,033.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1193	04010202	0.40	17,383.72	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1194	04010203	0.35	15,358.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1195	04010204	0.35	15,298.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1196	04010205	0.35	15,066.84	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1197	04010206	0.34	14,995.29	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1198	04010207	0.35	15,173.77	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1199	04010209	0.34	14,748.90	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1200	04010210	0.34	14,958.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1201	04010211	0.35	15,302.73	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1202	04010212	0.49	21,371.52	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1203	04010213	0.34	14,857.11	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1204	04010214	0.34	14,945.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1205	04010215	0.34	14,747.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1206	04010216	0.35	15,108.87	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1207	04010217	0.35	15,028.39	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1208	04010218	0.34	14,903.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1209	04010219	0.35	15,115.42	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1210	04010220	0.38	16,653.83	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1211	04010221	0.44	19,154.98	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1212	04010222	0.34	14,880.87	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1213	04011101	0.37	16,073.88	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1214	04011102	0.37	16,011.90	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1215	04011103	0.33	14,505.07	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1216	04011104	0.46	20,000.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1217	04011105	0.57	24,761.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	7	13 units/acre
1218	04011106	0.39	16,954.77	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1219	04011107	0.36	15,647.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1220	04011108	0.35	15,299.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1221	04011109	0.34	14,828.21	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1222	04011110	0.34	14,876.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1223	04011111	0.34	14,727.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1224	04011112	0.34	14,870.37	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1225	04011113	0.36	15,640.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1226	04011115	0.34	14,978.35	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
1227	04011116	0.33	14,511.73	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1228	04011117	0.34	14,735.11	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1229	04011118	0.34	14,685.77	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1230	04011119	0.34	14,763.09	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1231	04011120	0.34	14,885.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1232	04011121	0.38	16,429.13	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1233	04012101	0.35	15,249.38	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1234	04012105	0.35	15,352.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1235	04012106	0.35	15,278.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1236	04012107	0.42	18,273.35	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1237	04012108	0.35	15,092.94	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1238	04012109	0.35	15,067.62	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1239	04012110	0.34	14,876.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1240	04012201	0.35	15,355.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1241	04012202	0.35	15,029.35	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1242	04012203	0.35	15,090.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1243	04012204	0.35	15,151.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1244	04012205	0.34	14,833.08	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1245	04012206	0.34	14,918.46	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1246	04012207	0.35	15,131.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1247	04012209	0.35	15,316.67	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1248	04012210	0.34	14,862.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1249	04012211	0.35	15,108.10	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1250	04012212	0.39	17,138.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1251	04012213	0.39	16,980.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1252	04012215	0.34	14,938.80	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1253	04012216	0.34	14,743.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1254	04012217	0.39	16,938.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1255	04012218	0.38	16,672.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1256	04012219	0.44	19,097.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1257	04012220	0.36	15,531.22	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1258	04012221	0.41	17,815.87	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1259	04012222	0.35	15,290.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1260	04012223	0.35	15,251.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1261	04012224	0.35	15,441.39	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1262	04012225	0.35	15,336.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1263	04012226	0.35	15,261.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1264	04012227	0.35	15,358.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
1265	04013101	0.37	16,332.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1266	04013102	0.38	16,478.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1267	04013103	0.37	16,285.82	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1268	04013104	0.38	16,644.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1269	04013106	0.38	16,506.61	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1270	04013201	0.35	15,110.94	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1271	04013202	0.34	14,856.67	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1272	04013203	0.34	14,952.11	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1273	04013204	0.35	15,416.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1274	04013205	0.35	15,436.09	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1275	04013206	0.39	16,854.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1276	04013207	0.38	16,551.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1277	04013208	0.38	16,386.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1278	04013209	0.38	16,596.73	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1279	04013210	0.38	16,502.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1280	04013211	0.37	16,187.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1281	04013212	0.36	15,691.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1282	04013213	0.36	15,489.69	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1283	04013215	0.34	15,001.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1284	04013216	0.34	14,984.35	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1285	04013217	0.34	15,001.61	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1286	04013218	0.34	14,995.26	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1287	04013220	0.37	16,248.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1288	04013221	0.40	17,362.17	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1289	04013222	0.40	17,390.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1290	04013223	0.37	16,126.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1291	04013224	0.34	15,014.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1292	04013225	0.34	14,944.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1293	04013226	0.35	15,155.81	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1294	04013301	0.34	14,984.64	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1295	04013302	0.34	14,931.94	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1296	04013303	0.35	15,072.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1297	04013304	0.35	15,094.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1298	04013305	0.34	14,670.70	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1299	04013306	0.34	14,767.80	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1300	04013307	0.33	14,509.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1301	04013308	0.34	14,771.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1302	04013401	0.34	14,943.83	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
1303	04013402	0.34	14,757.46	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1304	04013403	0.34	15,003.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1305	04013404	0.35	15,064.90	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1306	04013405	0.34	14,930.38	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1307	04013406	0.34	14,989.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1308	04013407	0.34	14,684.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1309	04013408	0.34	14,993.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1310	04014101	0.34	14,775.45	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1311	04014102	0.34	14,879.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1312	04014103	0.34	14,942.87	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1313	04014104	0.34	14,720.39	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1314	04014105	0.34	14,845.87	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1315	04014106	0.34	14,847.86	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1316	04014107	0.34	14,690.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1317	04014109	0.33	14,469.81	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1318	04014110	0.34	14,625.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1319	04014112	0.38	16,365.07	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1320	04014113	0.37	16,319.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1321	04014115	0.34	14,722.86	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1322	04014116	0.34	14,821.89	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1323	04014117	0.34	14,602.05	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1324	04014118	0.34	14,830.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1325	04014119	0.34	14,705.05	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1326	04014120	0.34	14,804.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1327	04014121	0.34	14,710.49	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1328	04014122	0.33	14,527.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1329	04014123	0.34	14,745.77	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1330	04014124	0.33	14,500.51	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1331	04014125	0.33	14,171.07	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1332	04014201	0.32	14,028.71	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1333	04014202	0.34	14,898.83	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1334	04014203	0.34	14,885.42	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1335	04014204	0.34	14,805.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1336	04014205	0.34	14,922.46	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1337	04014206	0.34	14,810.22	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1338	04014207	0.34	14,824.99	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1339	04014209	0.34	14,832.83	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1340	04014210	0.34	14,736.78	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
1341	04014211	0.33	14,586.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1342	04014212	0.34	14,806.36	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1343	04014213	0.34	15,001.29	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1344	04014214	0.43	18,519.82	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1345	04014215	0.34	14,779.02	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1346	04014216	0.33	14,582.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1347	04014217	0.34	14,739.19	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1348	04014218	0.34	14,873.85	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1349	04014219	0.34	14,802.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1350	04014220	0.34	14,892.72	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1351	04014221	0.34	14,730.39	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1352	04014222	0.34	14,850.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1353	04014223	0.34	14,745.78	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1354	04014224	0.34	14,709.90	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1355	04014225	0.34	14,862.01	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1356	04014226	0.31	13,616.01	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1357	04015101	0.34	14,775.07	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1358	04015102	0.34	14,620.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1359	04015103	0.34	14,788.64	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1360	04015104	0.34	14,901.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1361	04015105	0.34	14,675.08	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1362	04015106	0.34	14,847.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1363	04015107	0.41	17,830.01	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1364	04015108	0.34	14,844.72	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1365	04015109	0.34	14,852.05	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1366	04015110	0.34	14,962.49	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1367	04015111	0.38	16,378.10	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1368	04015112	0.41	17,972.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1369	04015113	0.34	14,963.99	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1370	04015114	0.34	14,762.37	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1371	04015115	0.34	14,965.21	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1372	04015116	0.34	14,845.61	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1373	04015117	0.33	14,573.35	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1374	04015118	0.34	14,665.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1375	04015119	0.42	18,319.41	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1376	04015120	0.35	15,414.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1377	04015121	0.42	18,198.62	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1378	04015122	0.34	14,909.25	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
1379	04015123	0.34	14,731.02	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1380	04015124	0.35	15,068.32	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1381	04015125	0.35	15,070.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1382	04015126	0.34	14,800.62	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1383	04015127	0.35	15,048.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1384	04015201	0.34	14,763.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1385	04015202	0.34	14,980.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1386	4015203	0.35	15,142.90	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1387	04015204	0.34	14,871.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1388	04015205	0.34	14,869.12	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1389	04015206	0.43	18,698.28	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1390	04016101	0.34	14,807.69	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1391	04016102	0.34	14,873.41	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1392	04016103	0.34	14,954.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1393	04016104	0.34	14,746.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1394	04016105	0.34	14,914.62	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1395	04016106	0.34	14,743.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1396	04016108	0.34	14,787.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1397	04016109	0.34	14,650.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1398	04016110	0.36	15,580.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1399	04016111	0.34	14,921.51	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1400	04016112	0.35	15,364.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1401	04016113	0.42	18,407.07	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1402	04016114	0.34	15,004.09	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1403	04016115	0.34	14,825.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1404	04016116	0.34	14,888.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1405	04016117	0.34	14,984.51	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1406	04016118	0.34	14,911.24	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1407	04016119	0.34	14,814.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1408	04016201	0.34	14,823.10	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1409	04016202	0.35	15,046.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1410	04016203	0.34	14,974.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1411	04016204	0.35	15,134.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1412	04017101	0.33	14,552.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1413	04017102	0.34	14,930.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1414	04017103	0.34	14,847.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1415	04017104	0.34	14,894.17	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1416	04017105	0.51	22,306.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	6	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
1417	04017106	0.44	19,099.08	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1418	04017107	0.52	22,604.73	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	6	13 units/acre
1419	04017108	0.50	21,936.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	6	13 units/acre
1420	04017109	0.33	14,479.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1421	04017110	0.34	14,680.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1422	04017112	0.34	14,763.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1423	04017115	0.34	14,765.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1424	04017116	0.34	14,930.51	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1425	04017117	0.34	14,785.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1426	04017118	0.34	14,927.11	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1427	04017119	0.34	15,002.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1428	04017120	0.34	14,763.11	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1429	04017121	0.34	14,944.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1430	04017122	0.37	15,971.73	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1431	04017123	0.37	16,200.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1432	04017124	0.43	18,641.61	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1433	04017125	0.40	17,483.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1434	04017126	0.45	19,423.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1435	04017127	0.34	14,606.11	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1436	04017128	0.34	14,894.07	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1437	04017129	0.34	14,682.08	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1438	04017130	0.34	14,892.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1439	04017131	0.34	14,960.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1440	04017132	0.34	14,731.98	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1441	04017201	0.38	16,555.63	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1442	04017202	0.34	14,808.28	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1443	04017204	0.35	15,119.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1444	04018101	0.44	19,232.90	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1445	04018102	0.52	22,784.78	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1446	04018103	0.35	15,146.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1447	04018104	0.35	15,122.00	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1448	04018105	0.34	15,015.73	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1449	04018106	0.34	14,866.90	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1450	04018107	0.35	15,054.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1451	04018108	0.34	14,961.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1452	04018109	0.35	15,104.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1453	04018110	0.34	15,005.03	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1454	04018111	0.35	15,181.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
1455	04018112	0.34	14,926.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1456	04018113	0.48	20,939.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	6	13 units/acre
1457	04018114	0.44	19,340.78	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1458	04018115	0.47	20,627.17	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	6	13 units/acre
1459	04018116	0.34	14,957.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1460	04018117	0.35	15,079.18	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1461	04018118	0.34	14,927.26	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1462	04018119	0.34	14,877.69	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1463	04018120	0.35	15,067.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1464	04018121	0.34	14,884.19	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1465	04018122	0.35	15,070.83	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1466	04018123	0.34	14,977.25	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1467	04018124	0.35	15,038.44	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1468	04018125	0.35	15,201.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1469	04018126	0.34	15,015.81	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1470	04018127	0.47	20,645.07	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	6	13 units/acre
1471	04018128	0.43	18,674.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1472	04018129	0.47	20,531.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	6	13 units/acre
1473	04018130	0.35	15,208.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1474	04018131	0.35	15,050.89	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1475	04018132	0.34	14,897.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1476	04018133	0.34	14,968.56	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1477	04018134	0.35	15,073.03	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1478	04018135	0.35	15,032.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1479	04018136	0.34	14,781.18	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1480	04018137	0.34	14,853.70	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1481	04018138	0.34	14,929.61	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1482	04018139	0.34	14,985.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1483	04018140	0.37	16,244.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1484	04018141	0.58	25,445.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	7	13 units/acre
1485	04018142	0.38	16,630.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1486	04019101	0.38	16,439.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1487	04019102	0.35	15,386.52	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1488	04019103	0.35	15,337.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1489	04019104	0.36	15,769.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1490	04019105	0.37	16,267.44	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1491	04019106	0.35	15,093.77	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1492	04019107	0.35	15,048.64	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
1493	04019108	0.35	15,318.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1494	04019109	0.36	15,546.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1495	04019110	0.35	15,190.38	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1496	04019111	0.34	15,009.90	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1497	04019112	0.34	14,998.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1498	04019113	0.35	15,366.98	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1499	04019114	0.34	14,954.38	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1500	04019201	0.37	15,976.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1501	04019202	0.35	15,149.01	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1502	04019203	0.35	15,081.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1503	04019204	0.35	15,281.30	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1504	04019205	0.35	15,163.33	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1505	04020101	0.34	14,995.80	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1506	04020102	0.35	15,240.32	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1507	04020103	0.35	15,274.50	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1508	04020104	0.35	15,167.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1509	04020105	0.37	16,207.06	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1510	04020106	0.37	15,953.91	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1511	04020107	0.36	15,546.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1512	04020108	0.35	15,276.87	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1513	04020109	0.35	15,222.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1514	04020110	0.34	14,833.52	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1515	04020111	0.34	14,833.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1516	04020112	0.34	14,802.47	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1517	04020113	0.35	15,191.84	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1518	04020114	0.36	15,782.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1519	04020115	0.35	15,072.85	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1520	04020116	0.35	15,141.98	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1521	04020117	0.35	15,176.56	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1522	04020118	0.34	14,967.36	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1523	04020201	0.37	16,099.52	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1524	04020202	0.36	15,594.02	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1525	04020203	0.35	15,397.97	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1526	04020204	0.40	17,580.52	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1527	04020205	0.40	17,487.37	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1528	04020206	0.37	16,090.06	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1529	04020207	0.51	22,419.91	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	6	13 units/acre
1530	04020208	0.65	28,462.83	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	8	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
1531	04020209	0.42	18,300.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1532	04020210	0.36	15,725.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1533	04020211	0.37	16,025.03	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1534	04020212	0.35	15,391.18	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1535	04020213	0.39	16,799.73	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	5	13 units/acre
1536	04020214	0.52	22,807.25	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	6	13 units/acre
1537	04020215	0.49	21,298.52	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	6	13 units/acre
1538	04020216	0.35	15,249.69	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1539	04020217	0.35	15,134.09	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1540	04020218	0.34	14,964.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1541	04020219	0.35	15,074.81	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1542	04020221	0.36	15,522.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1543	04020222	0.34	14,633.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	4	13 units/acre
1544	04021101	1.20	52,109.87	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	15	13 units/acre
1545	04021102	1.02	44,529.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	15	13 units/acre
1546	04021104	1.01	43,963.98	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1547	04021105	1.30	56,701.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	16	13 units/acre
1548	04021106	1.10	47,721.24	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	14	13 units/acre
1549	04021107	1.03	44,891.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1550	04021108	1.03	44,772.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1551	04021109	1.03	45,018.52	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1552	04021110	0.97	42,441.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	12	13 units/acre
1553	04021111	1.04	45,404.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1554	04021112	1.03	44,664.83	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1555	04021113	1.02	44,352.13	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1556	04021114	1.03	44,865.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1557	04021115	1.02	44,603.40	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1558	04021116	1.03	45,071.22	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1559	04021117	1.04	45,138.80	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1560	04021118	1.01	44,032.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1561	04021119	1.04	45,491.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1562	04021120	1.03	44,874.18	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1563	04021201	1.27	55,257.55	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	16	13 units/acre
1564	04021202	1.03	44,836.03	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1565	04021203	1.02	44,494.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1566	04021204	1.02	44,519.69	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1567	04021205	1.24	53,996.05	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	16	13 units/acre
1568	04021206	1.03	44,778.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
1569	04021207	1.02	44,614.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1570	04021208	1.04	45,208.26	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1571	04021209	1.03	44,905.68	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1572	04021210	1.04	45,155.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1573	04021211	1.04	45,488.24	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1574	04021212	1.03	44,758.67	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1575	04021214	1.04	45,443.37	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1576	04021215	1.03	44,699.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1577	04021216	1.02	44,642.88	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1578	04021217	1.01	44,098.32	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1579	04021218	1.02	44,502.34	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1580	04021219	1.01	44,070.38	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1581	04021220	1.02	44,222.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1582	04021221	1.02	44,521.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1583	04021222	1.01	43,899.68	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1584	04021223	1.02	44,258.00	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1585	04021224	1.10	47,808.28	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	14	13 units/acre
1586	04021225	1.02	44,438.05	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1587	04021226	1.01	44,102.44	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1588	04021227	1.02	44,281.90	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1589	04022101	1.01	44,093.09	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1590	04022102	0.99	43,067.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	12	13 units/acre
1591	04022103	1.02	44,545.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1592	04022104	1.22	53,307.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	15	13 units/acre
1593	04022105	1.04	45,170.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1594	04022106	1.06	46,226.17	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1595	04022107	1.04	45,220.33	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1596	04022108	1.06	46,388.69	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1597	04022109	1.02	44,577.49	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1598	04022110	1.01	44,080.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1599	04022111	0.97	42,195.54	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1600	04022112	1.02	44,296.24	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1601	04022113	0.98	42,635.67	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	12	13 units/acre
1602	04022114	1.05	45,682.59	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1603	04022201	1.07	46,750.41	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1604	04022203	1.03	45,077.86	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1605	04022204	1.24	53,938.43	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	16	13 units/acre
1606	04022205	1.03	44,890.09	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
1607	04022206	1.03	44,948.53	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1608	04022207	1.03	44,996.18	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1609	04022208	1.15	50,271.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	15	13 units/acre
1610	04022209	1.85	80,788.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	24	13 units/acre
1611	04022210	1.12	48,923.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1612	04022211	1.31	57,225.64	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1613	04022212	1.05	45,733.18	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1614	04022213	1.21	52,518.02	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	15	13 units/acre
1615	04022214	1.03	45,082.42	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1616	04022215	1.04	45,229.64	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1617	04022216	1.25	54,323.50	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	16	13 units/acre
1618	04023102	0.99	43,288.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	12	13 units/acre
1619	04023103	1.00	43,397.39	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	12	13 units/acre
1620	04023104	0.98	42,893.17	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	12	13 units/acre
1621	04023105	1.31	56,883.45	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	6	13 units/acre
1622	04023106	1.65	72,085.98	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	21	13 units/acre
1623	04023107	1.47	63,856.41	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	19	13 units/acre
1624	04023201	1.26	54,737.66	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	16	13 units/acre
1625	04023202	0.99	42,955.61	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	12	13 units/acre
1626	04023204	1.04	45,215.62	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1627	04023205	1.09	47,371.09	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	14	13 units/acre
1628	04023206	1.25	54,344.06	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	16	13 units/acre
1629	04023207	1.05	45,702.05	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1630	04023208	1.03	45,023.73	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1631	04023209	1.04	45,482.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1632	04023210	1.04	45,220.20	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1633	04023211	1.06	46,058.93	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1634	04023212	1.05	45,921.70	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1635	04023213	1.05	45,538.77	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1636	04023214	1.06	46,090.28	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1637	04023215	1.00	43,752.87	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1638	04023216	1.01	44,049.17	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1639	04023217	1.01	44,077.58	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1640	04023218	1.02	44,590.51	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1641	04023219	1.01	44,095.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1642	04023220	1.01	43,896.91	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1643	04023221	1.00	43,665.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1644	04023222	1.02	44,448.75	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
1645	04023224	1.11	48,373.26	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	14	13 units/acre
1646	04023225	1.03	45,047.16	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1647	04023226	1.00	43,574.06	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1648	04023227	0.99	43,177.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	12	13 units/acre
1649	04023228	1.22	53,029.44	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	15	13 units/acre
1650	04023301	1.64	71,370.13	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	21	13 units/acre
1651	04023302	1.44	62,706.13	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	1	13 units/acre
1652	04023303	1.03	44,823.04	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1653	04023304	1.01	43,910.74	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1654	04023307	1.02	44,413.56	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1655	04023308	1.01	44,130.19	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1656	04023309	1.25	54,566.96	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	16	13 units/acre
1657	04024101	1.02	44,315.10	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1658	04024102	1.01	44,174.23	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1659	04024103	1.05	45,556.79	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1660	04024104	1.04	45,338.38	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1661	04024105	1.04	45,120.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1662	04024106	1.03	45,031.31	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1663	04024107	1.05	45,693.99	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1664	04024108	1.34	58,501.36	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	17	13 units/acre
1665	04024109	1.26	54,674.89	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	16	13 units/acre
1666	04024110	1.02	44,403.80	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1667	04024111	1.00	43,726.69	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1668	04024112	1.01	43,887.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1669	04024113	1.01	44,056.60	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1670	04024114	1.02	44,341.22	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1671	04024115	0.99	43,182.67	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	12	13 units/acre
1672	04024116	0.99	43,210.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	12	13 units/acre
1673	04024201	1.07	46,704.12	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1674	04024202	1.05	45,839.87	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1675	04024203	1.04	45,135.48	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1676	04024204	1.03	44,929.47	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1677	04024205	1.02	44,477.46	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1678	04024206	1.01	44,021.44	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1679	04024207	1.33	57,729.95	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	17	13 units/acre
1680	04024208	1.14	49,567.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	14	13 units/acre
1681	04024209	1.34	58,421.84	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	17	13 units/acre
1682	04024210	1.02	44,442.76	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
1683	04024211	1.01	44,064.46	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1684	04024212	1.02	44,456.00	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1685	04024213	1.02	44,355.92	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1686	04024214	1.03	44,857.14	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1687	04024215	1.01	44,100.46	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1688	04024301	1.19	51,790.27	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	15	13 units/acre
1689	04024308	1.56	68,048.06	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	20	13 units/acre
1690	04024401	1.32	57,466.05	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	17	13 units/acre
1691	04024402	1.05	45,547.91	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1692	04024403	1.05	45,624.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1693	04024404	1.04	45,360.94	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1694	04024405	1.04	45,329.15	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1695	04024407	1.03	44,984.69	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	13	13 units/acre
1696	04024408	1.64	71,375.94	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	21	13 units/acre
1697	04025002	22.27	970,180.57	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	78	13 units/acre
1698	04025003	6.60	287,339.06	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	85	13 units/acre
1699	04025004	10.73	467,581.05	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	139	13 units/acre
1700	04025005	15.03	654,901.29	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	195	13 units/acre
1701	04025006	22.52	980,897.97	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	292	13 units/acre
1702	04025007	17.39	757,498.47	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	226	13 units/acre
1703	04025008	10.91	475,234.65	HD Rec	HD Rec	Water/Sewer	1	1 unit/lot	141	13 units/acre
	Total:	**676.77**					**1703**		**6955**	
CATEGORY 4 - COMMUNITIES - NO SERVICES										
CANBY										
1	01709029	0.07	2,969.12		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
2	01709008	0.18	7,895.24		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
3	01709058	0.18	7,989.69		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
4	01718020	0.10	4,193.64		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
5	01718019	0.05	2,335.19		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
6	01708037	1.48	64,290.96		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
7	01710033	0.07	3,134.19		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
8	01710008	0.14	6,151.91		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
9	01710004	0.24	10,396.62		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
10	01710035	0.11	4,788.32		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
11	01710028	0.11	4,584.69		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
12	01709069	0.14	6,057.67		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
13	01709065	0.24	10,423.47		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
14	01709026	0.15	6,355.07		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
15	01709067	0.64	27,816.61		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
16	01708013	0.06	2,777.67		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
17	01708014	0.07	3,040.87		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
18	01708010	0.12	5,410.00		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
19	01708020	0.12	5,178.99		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
20	01708009	0.09	4,064.41		Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
	Totals:	**4.36**					**20**		**20**	
DAVIS CREEK										
1	02520023	1.03	45,011.33	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
	Totals:	**1.03**					**1**		**1**	
EAGLEVILLE										
1	03406120	1.05	45,737.07	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
2	03406125	0.23	10,060.36	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
3	03406124	0.23	10,170.72	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
4	03410203	0.06	2,500.55	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
5	03410002	0.29	12,739.91	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
6	03410004	0.28	12,327.56	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
7	03410006	0.06	2,499.38	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
8	03410205	0.46	20,047.00	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
9	03407023	0.96	41,643.86	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
10	03406105	0.24	10,267.05	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
11	03406121	0.27	11,842.12	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
12	03410005	0.81	35,149.01	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
13	03406116	0.09	3,743.35	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
14	03406209	0.60	25,920.98	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
15	03406225	1.03	44,686.99	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
16	03406224	0.39	17,094.23	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
17	03406222	0.20	8,685.01	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
18	03406126	0.79	34,424.54	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
	Totals:	**8.02**					**18**		**18**	
FORT BIDWELL										
1	03108004	1.11	48,501.94	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
2	03108201	0.22	9,596.76	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
3	03108016	0.43	18,736.31	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
4	03111102	0.29	12,656.35	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
5	03110303	0.30	13,085.85	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
6	03110302	0.29	12,484.71	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
7	03110304	0.11	4,653.07	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
8	03114604	0.23	9,980.52	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
9	03114603	0.23	9,999.02	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
10	03114501	0.35	15,076.04	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
11	03114601	0.11	5,005.02	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
12	03114602	0.23	9,998.52	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
13	03114401	0.12	5,022.27	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
14	03114204	0.14	6,011.99	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
15	03114205	0.06	2,505.76	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
16	03114203	0.25	11,000.52	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
17	03110001	0.40	17,555.87	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
18	03114202	0.29	12,711.30	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
19	03114201	0.35	15,065.20	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
20	03109304	0.24	10,645.28	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
21	03113105	0.24	10,573.88	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
22	03113203	0.26	11,202.95	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
23	03113202	0.51	22,270.60	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
24	03109005	0.03	1,315.92	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
25	03113003	0.66	28,925.45	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
26	03109003	0.40	17,637.81	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
27	03109101	0.44	19,088.54	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
28	03108009	0.69	29,845.66	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
29	03107006	1.89	82,272.29	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
30	03106002	0.83	36,340.31	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
31	03106003	0.93	40,396.52	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
32	03106006	0.20	8,683.60	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
33	03107011	0.78	33,762.54	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
34	03107012	0.97	42,375.29	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
	Totals:	**14.58**					**34**		**34**	
LAKE CITY										
1	02616629	1.11	48,460.62	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
2	02615307	0.01	550.88	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
3	02615306	0.01	399.94	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
4	02615503	0.29	12,753.59	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
5	02615504	0.07	3,184.14	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
6	02615301	1.01	43,898.85	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
7	02615704	0.12	5,235.41	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
8	02614108	0.19	8,198.38	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
9	02614208	1.04	45,165.26	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
10	02614202	0.94	41,009.89	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
	Totals:	**4.79**					**10**		**10**	
LOOKOUT										
1	01209103	1.94	84,350.53	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
2	01207104	1.22	53,303.03	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
3	01207114	0.17	7,343.48	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
4	01207217	0.98	42,529.71	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
5	01206106	0.68	29,728.16	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
6	01207112	0.73	31,913.56	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
7	01206202	0.30	13,121.42	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
8	01205108	0.78	33,993.95	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
9	01205204	1.04	45,352.16	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
10	01205205	1.88	81,761.86	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
11	01206201	2.66	116,078.00	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
12	01206103	0.68	29,480.40	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
13	01206104	1.03	44,748.87	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
14	01205201	1.04	45,259.23	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
15	01205202	1.58	68,716.16	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
16	01205106	1.06	46,065.51	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
17	01207111	0.50	21,713.95	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
	Totals:	**18.26**					**17**		**17**	
NEW PINE CREEK										
1	02404610	0.09	3,965.57	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
2	02404806	0.09	4,069.80	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
3	02404808	0.09	4,120.75	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
4	02404415	0.35	15,247.05	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
5	02404507	0.28	12,210.63	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
6	02404701	0.83	36,242.60	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
7	02403401	0.30	13,041.08	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
8	02404410	0.17	7,354.69	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
9	02404611	0.74	32,170.01	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
10	02404807	0.73	31,954.49	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
11	02404812	0.75	32,631.74	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
12	02404303	0.34	14,839.11	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
13	02404504	0.27	11,811.96	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
14	02404509	0.27	11,795.32	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
15	02404704	0.28	12,005.71	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
16	02404505	0.28	12,130.89	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
17	02404510	0.28	12,134.33	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
18	02418010	0.93	40,312.23	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
19	02403405	0.15	6,370.74	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
20	02403304	0.28	12,216.25	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
21	02403406	0.30	13,057.18	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
22	02403101	0.71	31,121.65	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
23	02403407	0.30	13,198.85	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
24	02403309	0.14	6,190.46	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
25	02403004	0.27	11,682.75	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
26	02403209	0.48	21,074.94	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
27	02403204	1.27	55,118.47	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
28	02403308	0.14	6,061.19	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
	Totals:	**11.11**					**28**		**28**	
CATEGORY 5 - URBAN - NO SERVICES - UNDEFINED COMMUNITY										
MODOC RECREATION ESTATES NE										
1	01322405	1.48	64,289.67	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
2	01322406	1.44	62,938.78	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
3	01319502	1.48	64,476.89	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
4	01319503	1.41	61,464.75	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
5	01319504	1.48	64,346.20	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
6	01319505	1.48	64,499.62	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
7	01319506	1.47	64,133.32	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
8	01319507	1.43	62,413.82	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
9	01319508	1.47	64,099.39	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
10	01319509	1.46	63,657.00	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
11	01319512	1.46	63,577.08	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
12	01320401	1.43	62,435.74	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
13	01320402	1.44	62,925.31	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
14	01320403	1.47	64,248.92	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
15	01320404	1.43	62,436.01	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
16	01320506	1.49	64,805.85	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
17	01320507	1.42	62,014.02	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
18	01322501	1.71	74,444.28	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
19	01322502	1.70	74,102.05	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
20	01321402	1.40	60,819.79	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
21	01320302	1.51	65,846.46	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
22	01319215	1.82	79,126.97	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
23	01320303	1.49	65,028.95	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
24	01319527	1.58	68,956.70	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
25	01319524	1.45	62,944.35	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
26	01319218	1.55	67,724.42	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
27	01319219	1.55	67,586.92	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
28	01322421	1.60	69,888.72	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
29	01321310	1.62	70,429.49	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
30	01322603	1.47	63,941.13	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
31	01321317	1.47	63,894.32	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
32	01322223	1.44	62,596.18	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
33	01322222	1.39	60,554.68	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
34	01322219	1.43	62,369.56	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
35	01322214	1.48	64,535.38	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
36	01322413	1.56	68,098.32	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
37	01322412	1.62	70,446.80	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
38	01322420	1.60	69,802.28	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
39	01322227	0.37	16,094.72	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
40	01322205	1.44	62,932.05	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
41	01321303	1.46	63,492.70	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
42	01322207	1.43	62,381.87	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
43	01322602	1.50	65,137.64	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
44	01321306	1.47	63,948.86	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
45	01322209	1.44	62,604.48	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
46	01322212	1.48	64,325.78	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
47	01322402	1.43	62,201.78	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
48	01321404	1.52	66,077.78	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
49	01322106	1.49	64,760.35	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
50	01322107	1.38	59,939.25	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
51	01322112	1.48	64,660.49	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
52	01321408	1.48	64,555.81	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
53	01322301	1.51	65,875.65	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
54	01321409	1.53	66,847.08	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
55	01320301	1.48	64,686.16	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
56	01322304	1.49	64,687.71	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
57	01322305	1.49	64,742.47	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
58	01322306	1.44	62,792.28	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
59	01322307	1.48	64,607.48	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
60	01322308	1.41	61,605.77	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
61	01319605	1.47	64,203.60	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres

Modoc County - Residential Capacity Analysis - High Density Parcels										
#	APN	Acres	Area	Zone	General Plan	Services	Realistic Capacity	Build Out Assumption	Potential Capacity	Maximum Density
62	01319609	1.41	61,434.71	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
63	01320102	1.43	62,237.45	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
64	01320201	1.46	63,704.76	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
65	01320202	1.40	61,082.47	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
66	01320204	1.46	63,539.92	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
67	01320205	1.48	64,559.53	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
68	01320206	1.42	61,749.55	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
69	01320207	1.45	63,336.48	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
70	01320208	1.42	61,858.77	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
71	01319522	1.51	65,703.67	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
72	01319521	1.46	63,769.40	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
73	01319520	1.46	63,476.40	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
74	01319517	1.51	65,577.57	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
75	01319516	1.47	64,137.82	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
76	01320407	1.43	62,499.50	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
77	01319515	1.46	63,770.61	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
78	01320406	1.45	62,966.56	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
79	01320501	1.48	64,292.93	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
80	01320515	1.49	64,756.47	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
81	01320514	1.43	62,377.65	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
82	01320513	1.45	63,026.53	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
83	01320511	1.46	63,699.77	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
84	01320304	1.49	65,021.76	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
	Totals:	**123.36**					**84**		**84**	
MODOC RECREATION ESTATES OTHER										
1	02215218	0.16	7,060.71	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
2	02216405	2.07	90,301.96	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
3	02217003	0.20	8,511.12	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
4	02217017	0.11	4,831.88	HDR	Urban	No Services	1	1 unit/1.5 acres	1	1 unit/1.5 acres
	Totals:	**2.54**					**4**		**4**	

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APPENDIX I: MILITARY COMPATIBILITY REVIEW

APPLICATION TO PROJECTS IN MODOC COUNTY

All qualifying project applications that have been certified as complete shall be referred to all military branches for consultation as reference in Attachment 1. Qualifying project applications shall be as follows:

1. Projects that are located within the Low Level Flight Path as described in the Military Compatibility Map (refer to Figure AI-1). Also refer to the California Office of Planning Research website on military land use which provides project address association with flight paths at: http://cmluca.gis.ca.gov/.

2. All amendments to Modoc County's General Plan.

3. Any project that is considered to have statewide, regional or area wide significance in accordance with Section 15206 of the CEQA Guidelines, described in more detail as follows:

    a. A proposed residential development of more than 500 dwelling units.

    b. A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space.

    c. A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space.

    d. A proposed hotel/motel development of more than 500 rooms.

    e. A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area.

CORRESPONDENCE 1
Page 1 of 5

ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

SEAN WALSH
DIRECTOR

MEMORANDUM

Date: October 11, 2005

To: City and County Elected Officials

From: Terry Roberts, Director State Clearinghouse,
Governor's Office of Planning & Research (OPR)

Subject: **New Local Government Planning Requirements**
Thirty-Day Notice to Institute Notification Process to the Military (SB 1462)

The Governor's Office of Planning and Research (OPR) is writing to notify you of recent changes in state planning law that affect local government planning processes. In 2004, Senate Bill 1462 was passed, amending provisions of the Government Code and requiring cities and counties to notify the United States Military (Military) of certain local planning proposals and development permit applications (SB 1462, Chapter 905, Kuehl). OPR and the California Resources Agency have developed an online planning tool to assist in that process.

This memo provides a summary of SB 1462's requirements and serves as OPR's notice to cities and counties to begin notifying the Military within 30 days, as required by law.

The intent of Senate Bill 1462 was to create a local notification process to inform the Military of certain local land use proposals, in an effort to prevent land use conflicts between local communities and military installations and training activities. The bill amended Government Code sections 65352, 65940, and 65944, and requires local governments to: (a) revise their development permit application forms, and (b) notify branches of the Military when proposed general plan actions and amendments, and development projects might have an impact on military facilities and operations. The following is a summary of the new statutory requirements. The amended Government Code sections are provided in Attachment 1.

Notification Requirements
Local Governments have thirty (30) days from the receipt of this letter to institute the following changes. These process changes only apply to jurisdictions, or proposed projects and actions that meet the following criteria. Affected jurisdictions, or projects and actions are:

- located within 1,000 feet of a military installation;
- beneath a low-level flight path; or,
- within special use airspace as defined in Section 21098 of the Public Resources Code.

Please note the exceptions listed in Government Code section 65940.

1400 10TH STREET, SUITE 100
SACRAMENTO, CALIFORNIA 95814
(916) 322-2318 (916) 324-9936 FAX
WWW.OPR.CA.GOV

1. ***Government Code Section 65352 (a)(6)***
   Before any legislative body adopts or substantially amends a general plan, the planning agency shall refer the proposed action, if it meets one or more of the above criteria, to the branches of the US Armed Forces that have provided mailing addresses.

2. ***Government Code Section 65940***
   Local governments are required to change their development permit application forms to allow an applicant to identify whether or not a proposed project meets one or more of the criteria listed above, as well as whether or not the project is in an urbanized area as defined in Government Code Section 65944 (2) (see attached Government Code sections).

3. ***Government Code Section 65944 (d)(1)***
   After a local agency accepts a development application as complete, and if the project applicant has identified that the proposed project meets one or more of the criteria listed above, the local agency shall send a copy of the complete application to all the Military branches for which a mailing address is provided.

Military Contacts/Addresses
Attachment 2 contains point of contact mailing address for each of the four branches of the Military. Please use these addresses for referring general plans or general plan amendments, and development applications to the Military, as required in numbers 1 and 3 above. **Documents must be sent by mail to each of these addresses.**

Once the Military receives a copy of a development application from your agency, the Military may request a consultation with your agency and the project applicant to discuss the effects of the proposed project on military facilities or operations (Government Code section 65944 (e)).

Mapping Tools to Meet Notification Requirements
The Military provided the State with maps of its installations, low-level flight paths, and special use airspace to enable local governments to comply with the new notification requirements. The Resources Agency of California has posted these maps as a GIS map layer on the California Digital Atlas (available to the public at http://atlas.resources.ca.gov/).

In addition, a simple to use project locator, the California Military Land Use Compatibility Analyst (CMLUCA), was developed by the Resources Agency in conjunction with OPR. This project locator tool is available for use by local planners, permit applicants, and developers to easily determine if a project triggers Military notification. CMLUCA is available on the LUPIN (Land Use Planning Information Network) website, under the "Services" subtitle, at http://ceres.ca.gov/planning/.

This notice is being emailed by OPR to every City and County Planning Director for their information and use.

Please contact Julia Lave Johnston, Senior Planner, at OPR if you have any questions. She can be reached at (916) 445-0613 or julia.johnston@opr.ca.gov.

Attachments:
1) Government Code Sections Amended by SB 1462
2) Military Mailing Addresses for SB 1462 Compliance

1400 10TH STREET, SUITE 100
SACRAMENTO, CALIFORNIA 95814
(916) 322-2318 (916) 324-9936 FAX
WWW.OPR.CA.GOV

Attachment 1
Government Code Sections

The **bold-faced** type indicates changes to the statute as a result of SB 1462, requiring notification to the United States Military of general plan actions and development permit applications.

65352. Referral of Plans

(a) Prior to action by a legislative body to adopt or substantially amend a general plan, the planning agency shall refer the proposed action to all of the following entities:

(1) A city or county, within or abutting the area covered by the proposal, and any special district that may be significantly affected by the proposed action, as determined by the planning agency.

(2) An elementary, high school, or unified school district within the area covered by the proposed action.

(3) The local agency formation commission.

(4) An areawide planning agency whose operations may be significantly affected by the proposed action, as determined by the planning agency.

(5) A federal agency if its operations or lands within its jurisdiction may be significantly affected by the proposed action, as determined by the planning agency.

(6) (A) The branches of the United States Armed Forces that have provided the Office of Planning and Research with a California mailing address pursuant to subdivision (d) of Section 65944 when the proposed action is within 1,000 feet of a military installation, or lies within special use airspace, or beneath a low-level flight path, as defined in Section 21098 of the Public Resources Code, provided that the United States Department of Defense provides electronic maps of low-level flight paths, special use airspace, and military installations at a scale and in an electronic format that is acceptable to the Office of Planning and Research.

(B) Within 30 days of a determination by the Office of Planning and Research that the information provided by the Department of Defense is sufficient and in an acceptable scale and format, the office shall notify cities, counties, and cities and counties of the availability of the information on the Internet. Cities, counties, and cities and counties shall comply with subparagraph (A) within 30 days of receiving this notice from the office.

(7) A public water system, as defined in Section 116275 of the Health and Safety Code, with 3,000 or more service connections, that serves water to customers within the area covered by the proposal. The public water system shall have at least 45 days to comment on the proposed plan, in accordance with subdivision (b), and to provide the planning agency with the information set forth in Section 65352.5.

(8) The Bay Area Air Quality Management District for a proposed action within the boundaries of the district.

(9) On and after March 1, 2005, a California Native American tribe, that is on the contact list maintained by the Native American Heritage Commission, with traditional lands located within the city or county's jurisdiction.

(b) Each entity receiving a proposed general plan or amendment of a general plan pursuant to this section shall have 45 days from the date the referring agency mails it or delivers it in which to comment unless a longer period is specified by the planning agency.

(c) (1) This section is directory, not mandatory, and the failure to refer a proposed action to the other entities specified in this section does not affect the validity of the action, if adopted.

(2) To the extent that the requirements of this section conflict with the requirements of Chapter 4.4 (commencing with Section 65919), the requirements of Chapter 4.4 shall prevail.

with Section 65940, the public agency shall provide a copy of the complete application to any branch of the United States Armed Forces that has provided the Office of Planning and Research with a single California mailing address within the state for the delivery of a copy of these applications. This subdivision shall apply only to development applications submitted to a public agency 30 days after the Office of Planning and Research has notified cities, counties, and cities and counties of the availability of Department of Defense information on the Internet pursuant to subdivision (d) of Section 65940.

(2) Except for a project within 1,000 feet of a military installation, the public agency is not required to provide a copy of the application if the project is located entirely in an "urbanized area." An urbanized area is any urban location that meets the definition used by the United State Department of Commerce's Bureau of Census for "urban" and includes locations with core census block groups containing at least 1,000 people per square mile and surrounding census block groups containing at least 500 people per square mile.

(e) Upon receipt of a copy of the application as required in subdivision (d), any branch of the United States Armed Forces may request consultation with the public agency and the project applicant to discuss the effects of the proposed project on military installations, low-level flight paths, or special use airspace, and potential alternatives and mitigation measures.

(f) (1) Subdivisions (d), (e), and (f) as these relate to low-level flight paths, special use airspace, and urbanized areas shall not be operative until the United States Department of Defense provides electronic maps of low-level flight paths, special use airspace, and military installations, at a scale and in an electronic format that is acceptable to the Office of Planning and Research.

(2) Within 30 days of a determination by the Office of Planning and Research that the information provided by the Department of Defense is sufficient and in an acceptable scale and format, the office shall notify cities, counties, and cities and counties of the availability of the information on the Internet. Cities, counties, and cities and counties shall comply with subdivision (d) within 30 days of receiving this notice from the office.

(Amended by Stats. 1982, Ch. 84; Amended by Stats. 2004, Ch. 906.)

Attachment 2
Military Mailing Addresses for SB 1462 Notification

All SB 1462 required referrals to the United State Military must be addressed to the following single points of contact for the four Military branches listed below. All SB 1462 required documents must be sent by US Mail.

US Air Force

Regional Environmental Officer for California
Western Region Environmental Office
US Air Force
333 Market Street, Suite 625
San Francisco CA 94105-2196
baha.zarah@brooks.af.mil

US Army

Fort Irwin
Lt. Colonel Paul D. Cramer
Director of Public Works National Training Center
P.O. Box 105097
Fort Irwin, California 92310
paul.cramer@irwin.army.mil

Fort Hunter-Liggett
Mr. Peter Rubin
Director of Public Works Combat Support Training Center
B790 5th street
Parks RFTA, Dublin, CA 94568
peter.rubin@usar.army.mil

US Navy

Sheila Donovan
Community Plans and Liaison Coordinator
US Navy
1220 Pacific Highway
San Diego, CA 92132-5190
sheila.donovan@navy.mil

US Marine Corps

Patrick Christman, Director
Western Region Environmental Office
US Marine Corps
Building 1164
Box 555246
Camp Pendleton, CA 92055-5246
ChristmanP@pendleton.usmc.mil

Figure AI-1: Military Compatibility Map for Modoc County

