



BLUE LAKE PLANNING COMMISSION MEETING AGENDA

Monday, March 21, 2022

7:00 P.M.

Community Center - 111 Greenwood Road
(Skinner Store Building behind City Hall)

LOCATION: In accordance with the Governor's Executive Orders N-25-20 and N-29-20, the Planning Commission of the City of Blue Lake shall conduct the Planning Commission Meeting by teleconference via Zoom. Public input can be given to the Commission by emailing cityclerk@bluelake.ca.gov until 4:30 p.m. on Monday March 21, 2022.

Public input will be facilitated by Zoom at the following meeting link:

<https://us02web.zoom.us/j/84033127579?pwd=b2hsMIFCazFTOER0UjA1UWdYZEMwdz09>

Meeting ID: 840 3312 7579 Passcode: 751155

Dial by your location: +1 669 900 6833 US (San Jose)

1. **Approval of Minutes: March 14, 2022 Special Meeting.**
2. **Public Input** – *The Public is invited to present petitions, make announcements, or provide other information to the Planning Commission that is relevant to the scope of authority of the City of Blue Lake that is not on the Agenda. The Planning Commission may provide up to 15 minutes for this public input session. To assure that each individual presentation is heard, the Planning Commission may uniformly impose time limitations of 3 minutes to each individual presentation. The public will be given the opportunity to address items that are on the agenda at the time the Planning Commission takes up each specific agenda item.*
3. **Approval of Agenda**

Discussion / Action:

4. **Continued Public Hearing/Planning Commission Action: General Plan Housing Element Update.**
5. **Miscellaneous Planner Items.**
6. **Upcoming Planning Commission Meetings for the next 3 months will be on April 18th, May 16th, and June 20th, 2022.**
7. **Adjournment by 9:00 pm unless extended by the Planning Commission.**

A request for disability-related modification or accommodation, including auxiliary aids or services, may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting, by contacting City Manager Amanda Mager, (707) 668-5655, at least 24 hours prior to the commencement of the meeting.

City of Blue Lake
Draft Planning Commission Special Meeting Minutes
March 14, 2022

The Blue Lake Planning Commission Meeting was called to order at 7:02 p.m.

Commissioners Present: Earl Eddy, Robert Chapman, Matthew Schang, Cort Pryor, and Richard Platz

Commissioners Absent: None

Staff Present: City Manager Amanda Mager, City Planner Garrison Rees, and Planning Commission Secretary Cheryl Turner

Staff Absent: None

Public Present: Jean Lynch

- 1. Approval of Minutes:** February 28, 2022 Special Meeting
 - a. Motion (Chapman, Pryor) to approve February 28, 2022 minutes with amendments to "Commissioners Present" and Item 5d related to the duplication of the Zoom link for the meeting which resulted in individuals arriving late to the meeting.
 - b. Motion passed (5-0)

- 2. Public Input on Non-Agenda Items**
 - a. Jean Lynch, Blue Lake resident, inquired about investigations and improvements proposed by PG&E in the City. City Manager Mager provided some additional information about the work by PG&E and a discussion ensued among the Commissioners and Ms. Lynch.

- 3. Approval of the Agenda**
 - a. Motion (Platz, Chapman) to approve agenda.
 - b. Motion passed (5-0)

Discussion/ Action:

- 4 Public Hearing/Planning Commission Discussion: General Plan Housing Element Update.**
 - a. Planner Rees reviewed the draft Housing Element Update included in the agenda packet. He explained that since the February 28, 2022 meeting, the draft Housing Element has been completed and is ready for public review.
 - b. Planner Rees provided answers to the Commissioners questions from the last meeting regarding the financing of the wastewater treatment plant improvements and whether the existing users of the system would receive an increase in fees to pay for needed upgrades. Planner Rees explained that financing will occur through development impact fees and connection fees paid by developers of future projects. He added that the

City may have to pay some of the costs up front but would be reimbursed through the impact and connection fees. He added that existing users have not had an increase in their usage fees for several years and that there needs to be an increase to keep up with routine operation and maintenance costs.

- c. Commissioner Eddy opened the Public Hearing.
- d. Jean Lynch, Blue Lake resident, inquired about the regulations for setbacks and whether Blue Lake code or State law applied. Commissioner Eddy responded that construction in Blue Lake is subject to the Uniform Building Code in the state of California and that Blue Lake's Zoning code further provides setback requirements.
- e. Planner Rees added that Accessory Dwelling Units are subject to State law in regards to setbacks since the City's ADU regulations have been determined to be null and void by the California Department of Housing and Community Development.
- e. Planner Rees encouraged Ms. Lynch to attend his upcoming office hours if she had more specific questions about setback requirements.
- f. Commissioner Eddy closed the Public Hearing.
- g. Planner Rees explained that he would provide a resolution at the next meeting for the Commissioners to adopt recommending the draft Housing Element Update to the City Council. Following the Planning Commission recommendation, a 30-day public review period would begin to obtain additional comments from the public. At the conclusion of this period, the draft Housing Element Update will be submitted to the State of California Department of Housing and Community Development for their review.
- h. The Planning Commission continued the Public Hearing to their regularly scheduled meeting on March 21, 2022.

5. Miscellaneous Planner Items

- a. City Manager Mager discussed the upcoming meetings with staff from Storyland where the master plan for the Powers Creek District will be discussed as well as potential recreational opportunities and branding for the City. Commissioners Eddy and Chapman will be attending the meeting.

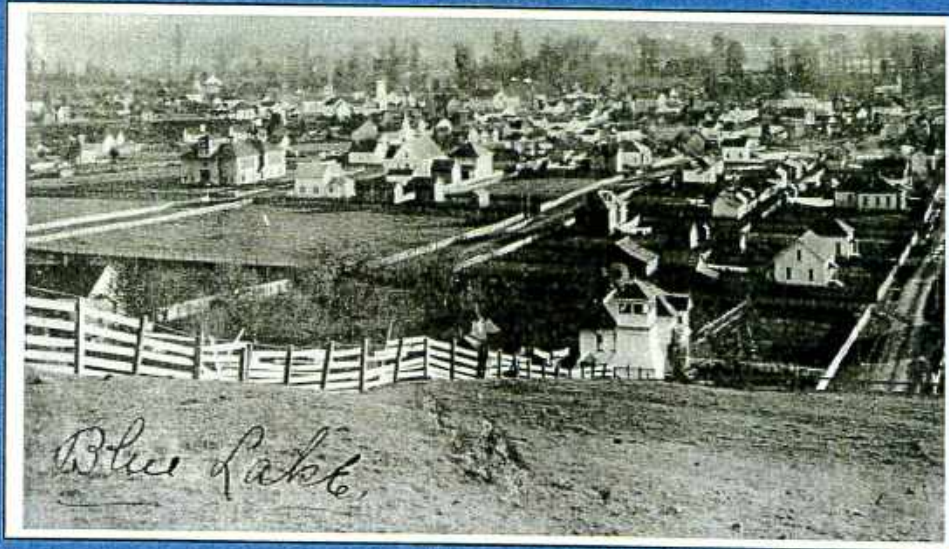
6. Upcoming Planning Commission Meetings for the next 3 months will be on March 21st, April 18th, and May 16th, 2022.

- a. Commissioner Pryor indicated that he would not be available for the meeting in April and May. The other Commissioners indicated they would be available for the upcoming meetings.

7. Adjournment by 9:00 pm unless extended by the Planning Commission.

- a. Motion (Chapman, Platz) to adjourn.
- b. Motion passed unanimously (5-0).
- c. Meeting adjourned at 7:44 p.m.

EXHIBIT "A"
to Resolution 2-2022



**DRAFT HOUSING
ELEMENT UPDATE
2019-2027**

March 2022

City of Blue Lake

RESOLUTION NO. 2-2022

2. The Planning Commission further finds that the proposed amendments to the General Plan Housing Element are consistent with the existing applicable general and specific plans.

3. Pursuant to Government Code Section 65354 the Planning Commission hereby recommends to the City Council the amendment of the Blue Lake General Plan as follows:

A. Amendment of the Housing Element by updating the Element for the 2019-2027 planning period to read as set forth in Exhibit "A", attached hereto and made a part hereof; and

4. The reasons for this recommendation are set forth in the minutes of February 7, 2022, February 28, 2022, March 14, 2022, and March 21, 2022, copies of which shall be transmitted to the Blue Lake City Council.

5. The Secretary of the Planning Commission is authorized and directed to transmit this resolution to the City Council of the City of Blue Lake.

INTRODUCED, PASSED, AND ADOPTED this 21st day of March 2022, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Chairman, Planning Commission,
City of Blue Lake

ATTEST:

Secretary, Planning Commission

ATTACHMENT 1:

Resolution No. 2-2022

RESOLUTION NO. 2-2022

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE
RECOMMENDING AMENDMENT OF THE HOUSING ELEMENT OF THE BLUE
LAKE GENERAL PLAN TO COMPLY WITH STATE HOUSING LAW**

WHEREAS, California Government Code Sections 65580-65589.9 requires cities to prepare a Housing Element as a component of the City's General Plan and to revise it regularly on a schedule set forth in the law; and

WHEREAS, California Government Code Section 65103 requires the Planning Commission, as the Planning Agency, to review the proposed Draft Housing Element and make recommendations to the City Council as to action concerning the Housing Element; and

WHEREAS, the Blue Lake Planning Commission has before it for consideration the project defined as amendment of the Blue Lake General Plan as follows:

A. Amendment of the Housing Element by updating the Element for the 2019-2027 planning period, which would replace the previously adopted Housing Element that covered the 2009-2014 planning period; and

WHEREAS, after due notice of hearing, public hearings were held at regular and special meetings of the Blue Lake Planning Commission on March 14, 2022 and March 21, 2022, to consider said project;

NOW, THEREFORE, be it resolved by the Planning Commission of the City of Blue Lake as follows:

1. The Planning Commission finds as follows:

A. The updates proposed for the Housing Element include goals, policies, and implementation programs that are intended to achieve compliance with State housing law and ensure the City plans for meeting its share of the regional housing need.

B. An initial study/negative declaration (IS/ND) pursuant to the requirements of the California Environmental Quality Act was adopted by the City Council for the 2001-2008 Housing Element Update. The proposed amendments to the Housing Element are intended to provide consistency with State housing law and would not result in additional impacts or increase the severity of impacts beyond what was analyzed in the IS/ND prepared for the 2001-2008 Housing Element Update. An addendum to the IS/ND has been prepared for the 2019-2027 Housing Element Update pursuant to Title 14, Sections 15162 and 15164 of the California Code of Regulations. The addendum to the IS/ND has been reviewed by the Planning Commission and is recommended for approval.



CITY OF BLUE LAKE

Post Office Box 458, 111 Greenwood Road, Blue Lake, CA 95525
Phone 707.668.5655 Fax 707.668.5916

DATE: March 18, 2022

FROM: Garry Rees, City Planner

TO: Blue Lake Planning Commission

RE: Amendment of the General Plan Housing Element for the 2019-2027 Planning Period

State law requires cities in Humboldt County to update their General Plan Housing Element for the 2019 - 2027 planning period (6th planning cycle). As discussed at prior meetings, the City received grant funds through the Local Early Action Planning (LEAP) program to update its Housing Element and Municipal Code to achieve compliance with State housing policy. Since receipt of the grant funds, city staff has worked with the Planning Commission on completion of a draft Housing Element Update for the 2019-2027 planning period. At the special meeting and public hearing on March 14, 2022, the Planning Commission completed its review of the draft Update and is now prepared to make a recommendation to the City Council for adoption of the 2019-2027 Housing Element Update. Attached to this staff report is the Resolution No. 2-2022 that contains the findings for the Planning Commission's recommendation to the City Council. Exhibit A to the resolution is the draft 2019-2027 Housing Element Update (see **Attachment 1**).

In addition to making a recommendation for adoption of the Housing Element Update, the Planning Commission must also make a recommendation for an environmental determination under the California Environmental Quality Act (CEQA). The City Council adopted a CEQA Initial Study/Negative Declaration (IS/ND) for the 2001-2008 Housing Element Update (3rd planning cycle). The CEQA analysis conducted for the last Housing Element Update adopted by the City (2009-2014 planning period or 4th planning cycle) consisted of an Addendum to the IS/ND prepared for the 2001-2008 Housing Element Update. The City did not adopt a Housing Element Update for the 2014-2019 planning period (5th planning cycle). Changes to the Housing Element for the 2019-2017 planning period (6th planning cycle) are considered minor and are adequately addressed by the previously adopted IS/ND for the 2001-2008 Housing Element Update. Similar to the CEQA determination for the 2009-2014 Housing Element Update, staff is recommending adoption of an Addendum to the IS/ND prepared for the 2001-2008 Housing Element Update. Attached to this staff report is the CEQA IS/ND Addendum for the proposed 2019-2027 Housing Element Update to the Blue Lake General Plan (see **Attachment 2**).

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Receive a staff report concerning the proposed update of the General Plan Housing Element for the 2019-2027 planning period.
- 2) Open the public hearing and take public testimony.
- 3) Close the public hearing.
- 4) Discuss the proposed recommendation to the City Council and ask any remaining questions of city staff.
- 5) Adopt Resolution No. 2-2022, a Resolution of the Planning Commission of the City of Blue Lake Recommending Amendment of the Housing Element of the Blue Lake General Plan to Comply with State Housing Law.

Table of Contents

List of Tables	ii
Introduction	1
Purpose	1
General Plan Consistency	1
Regional Housing Needs Allocation	2
Data Sources.....	2
Public Participation	3
Joint City Council and Planning Commission Meeting.....	3
Planning Commission Hearings	4
City Council Hearings.....	4
Housing Goals, Objectives, and Programs	5
Quantified Objectives.....	13
Evaluation of the Previous Housing Element	14
Community Profile	21
Population Characteristics.....	21
Population Growth	21
Employment Trends.....	22
Household Characteristics.....	22
Housing Stock Characteristics.....	25
Housing Costs and Affordability	27
Assisted Units at Risk of Conversion.....	28
Special Needs Groups.....	28
Housing Resources and Opportunities	33
Regional Housing Need	33
Unaccommodated Need	33
Adequate Sites Inventory and Analysis.....	34
Constraints on the Development of Housing	47
Governmental Constraints	47
Local Processing and Permit Procedures.....	51
Nongovernmental Constraints	55
Residential Energy Conservation	A-1
Energy Conservation Resources	A-1
Appendix – Glossary	A-3

List of Tables

Table 1: Future Housing Needs, 2019–2027	2
Table 2: Quantified Objectives, 2019–2027	13
Table 3: Population Growth 2010-2020	21
Table 4: Population by Age (2019)	21
Table 5: Employment by Industry (2019)	22
Table 6: Household Characteristics (2019).....	23
Table 7: Overcrowded Households (2019).....	23
Table 8: Maximum Household Income by Household Size (2019), Humboldt County	24
Table 9: Housing Cost as a Percentage of Household Income by Tenure (2015)	24
Table 10: Residential Vacancy Rate (2019).....	25
Table 11: Household Tenure (2019).....	26
Table 12: Housing Units by Type (2021).....	26
Table 13: Age of Housing Stock (2019).....	27
Table 14: Affordable Housing Costs by Income Category (2019)	28
Table 15: Senior Households (2019).....	29
Table 16: Persons with Disabilities (2019).....	29
Table 17: Persons with Disability by Disability Type (2019).....	30
Table 18: Persons with Developmental Disabilities (2020).....	30
Table 19: Regional Housing Need, 2018–2027.....	33
Table 20: Unaccommodated Regional Housing Need, 2014–2019	33
Table 21: Inventory of Vacant Land Available for Residential Development.....	35
Table 22: Inventory of Underutilized Land Available for Residential Development.....	37
Table 23: Comparison of Regional Growth Need and Residential Sites.....	42
Table 24: Development Standards from the City of Blue Lake Zoning Ordinance.....	47
Table 25: Residential Parking Standards.....	49
Table 26: Housing Types Permitted by Zoning District.....	49
Table 27: Typical City Permit Process and Timelines	51
Table 28: Typical Processing Procedures by Project Type	51
Table 29: Interest Rates	56
Table 30: Vacant Lots Sold 2014-2021	57

Introduction

Purpose

The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the Regional Housing Needs Allocation. The City recognizes that the provision of adequate housing is best met through various resources and interest groups. This element establishes the local goals, policies, and programs the City will implement and/or facilitate to address the identified housing issues.

State law requires the Housing Element to be consistent and compatible with other General Plan elements. The Housing Element should provide clear policy direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the content of the Housing Element and requires an analysis of:

- Population and employment trends;
- The City's fair share of the regional housing needs;
- Housing stock and household characteristics;
- An inventory of land suitable for residential development;
- Governmental and non-governmental constraints on the improvement, maintenance, and development of housing;
- Special housing needs;
- Opportunities for energy conservation; and
- Publicly assisted housing projects that may convert to market rate housing projects.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs.

General Plan Consistency

The City of Blue Lake General Plan provides goals relating to protection and utilization of resources, development consistent with service levels, and constraints to development. Any proposed land use must be compared with the entire General Plan to determine if the project is consistent with the basic land use designation and does not adversely affect an overlaying constraint. The Introduction to the General Plan lists the locations of all components of the General Plan. The General Plan establishes both opportunities for development and constraints against development.

The Housing Element update has been analyzed for consistency with the City's General Plan and does not propose any goals, policies, or programs that are considered contrary to General Plan goals, policies, and programs. No changes are proposed to the existing General Plan land use designations. The City will review and revise the Housing Element as necessary for consistency when amendments are made to the General Plan.

Regional Housing Needs Allocation

The Humboldt County Association of Governments (HCAOG) is a Joint Powers Authority (JPA). Membership includes Humboldt County and the cities of Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Rio Dell, and Trinidad. As directed in State Government Code Section 65584, the Department of Housing and Community Development (HCD) determines the existing and projected housing need for distinct regions in the state. In consultation with HCD, HCAOG is required to adopt a Regional Housing Needs Plan (RHNP) that allocates a share of the regional housing need to each city and county. The 8-year projection period begins December 31, 2018 and ends August 31, 2027.

Listed below is the breakdown of the RHNA for the City of Blue Lake, by income group, for the 2019–2027 period.

Table 1: Future Housing Needs, 2019–2027

Income Category	2019–2027 RHNA
Very Low	7
Low	4
Moderate	5
Above Moderate	7
Total	23

Source: California Department of Housing and Community Development

Data Sources

In preparing the Housing Element, various sources of information were used. The City relied on the US Census, American Community Survey (ACS), California Department of Finance, and other local sources as available.

The US Census, which is completed every 10 years, is an important source of information for the community profile. It provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. The Housing Needs Assessment reflects the data provided from HCD and the 2015-2019 ACS data. It should be noted that the ACS data can have a large margin of error for a community as small as Blue Lake, so the data may not always be accurate.

The California Department of Finance is another source of valuable data and is more current than the census. However, the Department of Finance does not provide the depth of information that can be found in the US Census Bureau reports. Whenever possible, Department of Finance data and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

Public Participation

The California Department of Housing and Community Development requires that local governments make a diligent effort to achieve the public participation of all economic segments of the community.

During the Housing Element update process, the City of Blue Lake made diligent efforts to reach all segments of the community. Public input on housing needs and strategies is critical to developing appropriate and effective City housing programs. The City elicited public participation by posting notices in public locations around town and by contacting service providers (specifically representing lower-income households), local real estate agents, developers, housing needs advocacy groups, and other stakeholders.

All segments of the community were encouraged by the City to participate in the preparation of the Housing Element through a combination of general public notices and direct contacts with organizations serving low-income and special needs groups. The City also informed each group that the draft Housing Element has been submitted to HCD and to ask for input and feedback.

- Blue Lake Chamber of Commerce
- Blue lake Elementary School
- Dell’Arte International – School of Physical Theatre
- Humboldt Association of Realtors
- Wiyot Tribe
- Blue Lake Rancheria
- Blue Lake Community Resource Center
- Housing Humboldt
- Adult Day Health Care of Mad River
- Mad River Old Crows/LOLAS

The draft Housing Element was available for review on the City’s website and hard copies were available at City Hall and the Blue Lake Library during the entire update process.

Joint City Council and Planning Commission Meeting

On May 11, 2021 City staff presented the Housing Element update and Zoning Ordinance Amendments scope of work and schedule to the City Council and Planning Commission and requested feedback. Comments and questions received at the meeting included the following:

- Several individuals inquired what the consequences would be if the City did not update its Housing Element to comply with State housing law.
- Concern was expressed about multi-family development that is out of scale/character with the predominantly single-family character of the City.
- Some members of the public expressed support for affordable housing in the City, while others expressed concern about potential impacts to the community.
- Some members of the public inquired how quickly affordable housing could be constructed in the City.
- Some members of the public indicated they wanted Blue Lake to maintain a rural character and not further develop like surrounding communities including Arcata and McKinleyville.

- Several members of the City Council and Planning Commission indicated support for updating the City's Housing Element to comply with State housing law.

Planning Commission Hearings

The City held Planning Commission hearings on March 14, 2022 and March 21, 2022 where the draft was presented for review and comment.

Comments Received

Public comments were received on the Housing Element update from the following persons and organizations:

- Lisa Hoover
- Jean Lynch

City Council Hearings

The City also held City Council hearings on [REDACTED], 2022 where the Planning Commission recommendation on the Housing Element update was presented for review and comment.

Housing Goals, Objectives, and Programs

The City's goals, policies and objectives are intended to accomplish the broad State housing goals and requirements as appropriate for Blue Lake's particular needs and circumstances. The format and organization of the goals and policies of the City's Housing Element are slightly different than the other chapters of the General Plan. Rather than there being a set of policies for each goal, all the goals and policies are grouped together because most of the policies are applicable to multiple goals.

Goal HG-1: Assure adequate, safe, cost-effective and energy efficient housing opportunities for all segments of the community, while maintaining the quality living environment and rural character of Blue Lake by planning for and enabling the development of balanced residential neighborhoods with access to affordable housing, community facilities, and public services.

Community Housing Policies

- HP-1.1 Review all new residential development to be consistent with the existing small-town character of the community and blend with existing development, as well as to ensure sustainability and environmental protection.
- HP-1.2 Encourage multi-family developments on larger lots (>1 acre) in the Mixed-Use (MU), Opportunity (O), and Planned Development Residential (PDR) zones.
- HP-1.3 Revise the Municipal Code to allow manufactured housing to be permitted on sites where single-family dwellings would otherwise be allowed.
- HP-1.4 Promote conservation and improvement of the existing housing stock, with emphasis on older structures. Specific areas of concern include energy efficiency, electrical wiring, foundation stability, and prevention of water damage.
- HP-1.5 Encourage the use of private-initiated and / or publicly-funded programs to provide housing for low- and moderate-income families, and pursue as feasible, appropriate, applicable local, State, and Federal housing and economic development programs. As pertinent information becomes available, develop a program for notifying residents of the availability of housing programs and funding.
- HP-1.6 Preserve the City's more affordable housing stock along with historical and cultural heritage through preservation and innovative reuse of older structures.
- HP-1.7 Encourage citizen involvement in property maintenance and efforts to improve the housing stock and overall neighborhood quality.

Goal HG-2: Provide for adequate housing for persons with special housing needs such as target income groups of low-income, the elderly, handicapped, and female-headed households.

Special Needs Housing Policies

- HP-2.1 Discrimination in housing based on race, color, religion, sex, family size, marital status, national origin, ancestry, or other arbitrary factors is not permitted. Support appropriate safeguards to ensure fair housing opportunities.
- HP-2.2 Encourage provisions for access for the handicapped in new or rehabilitated residential and commercial developments by considering exceptions or revisions to City ordinances allowing more flexibility relating to zoning, density, reduced setbacks or other incentives to provide reasonable accommodation or improve living conditions of residents.
- HP-2.3 Encourage the County to allow a variety of housing types in the residential areas surrounding the City. Consider entering into a multi-jurisdictional agreement to provide housing and/or shelter for homeless persons.
- HP-2.4 Encourage new residential development in Blue Lake to specifically address the needs of seniors, including projects that have smaller yards, low-maintenance landscaping, limited mobility fixtures, and appropriately sized parking spaces.

Implementation Programs

HI-1 Amend the Zoning Ordinance to address the following:

- **Accessory Dwelling Units (ADUs).** Allow Accessory Dwelling Units (ADU) in accordance with Assembly Bill 2299 and Senate Bill 1069. Consider adopting a Junior Accessory Dwelling Unit (JADU) ordinance to allow for a simple and affordable housing option.
- **Manufactured housing/Mobile homes.** Allow manufactured housing and mobile homes in the same manner and in the same zone as conventional or stick-built structures are permitted (Government Code Section 65852.3).
- **Single Room Occupancy Units (SROs).** Define and allow principally permitted in the Mixed-Use (MU), Opportunity (O), and Planned Development Residential (PDR) zones.
- **Transitional and Supportive Housing.** Define supportive housing. Permit transitional and supportive housing as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure. In addition, supportive housing will be allowed as a permitted use, without discretionary review, in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses.
- **Emergency Shelters.** Allow by-right, without discretionary review, in the Mixed-Use (MU), Opportunity (O), or Planned Development Residential (PDR) zoning districts.
- **Employee Housing.** Comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).
- **Density Bonus.** Comply with state density bonus law (Government Code [GC] Section 65915, as revised). Promote the density bonus through informational brochures which will be displayed at City Hall.
- **Reasonable Accommodation.** Develop and formalize a process that a person with disabilities will need to go through to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the City and on the City's website.
- **Residential Care Facilities.** Allow for residential care homes with six or fewer persons by-right in all residential zones subject only to the same restrictions in that zone; and allow larger group homes of seven or more persons in the Mixed-use (MU), Opportunity (O), and Planned Development Residential (PDR) zoning districts with a conditional use permit. Additionally, the City will amend the Zoning Ordinance to update its definition of "family" to be "One or more persons living together in a dwelling unit."

Responsibility: City Council, Planning Commission, Planning Staff.

Time Frame: Amend the Zoning Code by April 2023. Consider adoption of a JADU ordinance by August 2022.

Funding Source: General Fund and/or grants.

HI-2 AB 101 (2019), review the City's Zoning Ordinance and make revisions if necessary, to allow low barrier navigation centers for the homeless per Government Code 65660-65668.

Responsibility: City Council, Planning Commission, and Planning Staff.

Time Frame: Review zoning by 2022. Make revisions by June 30, 2023.

Funding Source: General Fund.

HI-3 As resources are available, publicize available programs regarding the following topics through a local community newsletter or water billing:

- Subsidized Housing Programs
- Shared Housing Opportunities
- Available day care/nursery school programs
- Permit process to become a licensed day care provider
- Available adult day care program
- Fair Housing Practices
- Nearby Social Services
- Housing Rehabilitation Programs, Weatherization Programs
- Local Employment Opportunities

Responsibility: City Council and City Clerk

Time Frame: Ongoing, as programs are available

Funding Source: General Fund

HI-4 As Notices of Funding Available (NOFAs) are released, apply for available grant funding through the CalHome program to assist individual first-time homebuyers through deferred-payment loans for down payment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance, or technical assistance for self-help homeownership.

Responsibility: City Council, Planning Commission, and Planning Staff.

Time Frame: Annually apply as NOFAs are released.

Funding Source: CalHome and other available funding sources

HI-5 To encourage development of housing for lower- income households including, extremely low-income, and special needs households such as, people experiencing homelessness, senior, single parent, and disabled households, work with local non-profits on a variety of activities, such as conducting outreach to housing developers on an annual basis; providing financial assistance (when feasible), or in-kind technical assistance; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.

In addition, support the rehabilitation of suitable structures to single room occupancy units by providing available grant funding or other financial assistance opportunities when projects are brought to the City.

Responsible Agencies: City Council, Planning Commission, and Planning Staff.

Timeframe: Annual outreach to developers, prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.

Funding Source: General Fund, CDBG funds

- HI-6 Encourage new and rehabilitated units to include weatherization improvements such as ceiling and floor insulation, caulking, and weather-stripping, and disseminate energy conservation information for existing housing by publicizing and / or providing information regarding energy audit and weatherization programs, such as those through the Redwood Coast Energy Authority, PG&E, and Energy Upgrade California™, as they become available.

Responsibility: City Council, Planning Commission, and Building Official

Time Frame: Ongoing, as projects are processed.

Funding Source: General Fund

- HI-7 The City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.

Responsibility: City Council, Planning Commission, and Planning Staff

Time Frame: Annually review, develop a SB 35 streamlining approval process by January 2022.

Funding Source: General Fund

- HI-8 Continue to require all projects to comply with the current version of Title 24 of the California Building Standards Code.

Responsibility: City Building Inspector

Time Frame: Ongoing, as projects are processed.

Funding Source: General Fund

- HI-9 Consider requesting a local organization involved in housing rehabilitation (for example, Redwood Community Action Agency [RCAA]) to survey the City of Blue Lake's housing stock as an initial step for reestablishing a housing rehabilitation program for targeted income groups. Once the survey is completed, the City will pursue funding and programs as appropriate.

Responsibility: City Council

Time Frame: Reach out to RCAA by August 2022, if funding is available, complete survey by April 2023. Pursue funding and programs at least twice in the planning period.

Funding Source: General Fund

HI-10 Develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

Specific actions could include but are not limited to:

- Provide dedicated staff that investigates fair housing complaints and enforces fair housing laws.
- Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City’s website. City Council meetings will include a fair housing presentation at least once per year.
- Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.
- Develop a proactive code enforcement program that holds property owners accountable.
- Provide education to the community on the importance of completing Census questionnaires.
- Review the Zoning Code and other City codes and policies for consistency with the fair housing law.

Responsibility: City Council, Planning Commission, and Planning Staff

Time Frame: Create Plan by April 2023 and implement on an ongoing basis

Funding Source: General Fund

HI-11 The City will continue to encourage appropriately licensed/permitted cottage or home-base industries, including those related to recreation/tourism to the area, to a reasonable extent, in efforts to bolster the City’s economy, promote affordable housing, and increase employment opportunities by implementing the following actions:

- Permit at least one (1) licensed day care or nursery school operation where appropriate
- Increase tourism revenues by promoting community events
- Increase opportunities for development of cottage industries / home occupations that are compatible with neighborhood character and environmental constraints
- Permit appropriate and necessary ancillary services to the recreational fishing industry

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: As feasible, hold annual meetings between the City Council and Business Community.

Funding Source: General Fund

HI-12 Work with the Redwood Coast Regional Center to implement an outreach program that informs families in the city about housing and services available for persons with developmental disabilities. The

program could include developing an informational brochure and directing people to service information on the City's website.

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: Develop an outreach program within two years of adopting the Housing Element to assist persons with development disabilities.

Funding Source: General Fund

- HI-13 To ensure that assisted affordable housing remains affordable, the City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: Ongoing, as projects approach expiration.

Funding Source: General Fund

- HI-14 To ensure that the use permit process for multi-family projects does not impact the timing, cost, or supply of multi-family development, the City will adopt and apply a Residential High Density (RHD) Combining Zone to sites in the Mixed-use (MU), Opportunity (O), or Planned Development Residential (PDR) zones to allow multi-family residential uses by-right. This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households. The City will also review development standards including, but not limited to, height, lot coverage and density, to ensure they do not constrain the development of housing.

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: Adopt the Residential High Density (RHD) Combining Zone and apply to sites zoned Mixed-use (MU), Opportunity (O), or Planned Development Residential (PDR) to allow multi-family residential uses by-right within 3 years from adoption of this Housing Element.

Funding Source: General Fund

- HI-15 The City will review the City's Safety and Conservation Elements and any other General Plan Elements, as required, and ensure compliance with new State Law.

In addition, the city will bi-annually review the effectiveness of the programs in the Housing Element and make revisions as appropriate, including monitoring the effectiveness of programs to accommodate the regional housing need. If programs are not effective in making progress toward the regional housing need, the city will immediately revise strategies and amend the housing element for HCD review.

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: Review by April 2023, revise as necessary by June 2023. Monitor the Housing Element programs annually and submit to HCD by April 1 each year.

Funding Source: General Fund

HI-16 To comply with SB 1087, the City as the water provider, will set up a process to grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: Set up a process by April 2023, ongoing as projects are processed.

Funding Source: General Fund

Quantified Objectives

Based on the policies and actions outlined above, the following objectives represent a reasonable expectation of the maximum number of new housing units that will be developed, rehabilitated, or conserved and the number of households that will be assisted over the eight year planning period. Table 2 illustrates the City's realistic expectations for development during the planning period.

Table 2: Quantified Objectives, 2019–2027

	Income Category					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction ¹	2	6	6	10	2	26
Rehabilitation ²			2	2	2	6
Preservation ³						
Total	2	6	8	12	4	32

Source: City of Blue Lake, February 2022

(1) New construction objectives are based on the Regional Housing Needs Allocation from the 5th and 6th cycles.

(2) There is not currently a funded rehabilitation program in place with the County.

(3) County staff has indicated that there are zero units at risk at this time based upon available information.

Evaluation of the Previous Housing Element

The following table provides the implementation progress of the City's housing programs from the last Housing Element adopted by the City, which was in 2009 during the 4th planning cycle. As a part of this review and evaluation, the housing programs from the 2009 Housing Element have been completely reworked to be more straightforward and streamlined.

Program	Responsibility: City Staff/Planning Department Time Frame: By 2014	Implementation status	Continue/Modify/Delete
<p>1. The City will review its 2003 Revised Second Unit Ordinance to create ways to further the appropriate construction of "second units or granny units" on single-family lots beyond the creation of the Ordinance and rezoning of lots for applicability.</p>		<p>During the 5th planning cycle, the City's Accessory Dwelling Unit regulations were determined by HCD to be "null and void" due the numerous inconsistencies with State regulations. Since that time, City staff has deferred to current State regulations for Accessory Dwelling Units. City staff has contacted HCD (adu@hcd.ca.gov) on several occasions to ask questions and receive clarification to ensure that State ADU regulations were being properly implemented in the City.</p>	<p>Modify. See Program HI-1.</p>
<p>2. The City will adopt a density bonus ordinance in accordance with Section 65915 of the Government Code. A density bonus will be granted by the City to an interested developer in exchange for a guarantee of affordable units.</p>	<p><u>Responsibility:</u> City Council <u>Time Frame:</u> By 2014, if applicable.</p>	<p>During the 4th and 5th planning cycles, the City did no adopt a density bonus ordinance. The City defaults to current state regulations for density bonus requirements.</p>	<p>Modify. See Program HI-1.</p>
<p>3. The City will encourage planned developments on large parcels to facilitate the construction of a variety of housing types and densities, including multi-family for lower-income households. Financial assistance to offset part of the cost of extending public facilities will be considered by the City as an</p>	<p><u>Responsibility:</u> City Council & RCAA <u>Time Frame:</u> If individual is interested and program funds available, City will assist in a minimum of one application in the next five years. City will look into reapplying for funding when funds</p>	<p>During the 4th and 5th planning cycles, the City encouraged development on Planned Development Residential zoned parcels in the western portion of the City. Parcel 025-101-023 (~3 acres) was approved for the development</p>	<p>Modify. See Programs HI-5 and HI-14.</p>

Program	from the previous grant are expended.	Implementation status	Continue/Modify/Delete
<p>activity for inclusion in an application to the State Department of Housing & Community Development (HCD) for Community Development Block Grant (CDBG) Funds to assist in upgrading living conditions for the residents of Blue Lake.</p>	<p>from the previous grant are expended.</p>	<p>of three single-family residences and two duplexes. The City did not submit any applications for CDBG funds to encourage planned development during the 4th and 5th planning cycles.</p>	
<p>4. The City will propose revision of the R3 Zone in the Zoning Ordinance to establish performance standards (as seen in the newly updated Industrial Zone) that would allow more of the conditionally allowable uses to be principally permitted (by right) and including multi-family developments.</p>	<p>Responsibility: Planning Department and City Council Time Frame: By 2014</p>	<p>The City considered amendment of the R3 Zone to principally permit multi-family housing during the 4th and 5th planning cycles. The City ultimately decided to develop a Residential High Density Combining Zone that, when applied to individual properties, would principally permit multi-family housing when at least 20 percent of the units are affordable to lower-income households. The RHD combining zone is proposed for adoption during the current planning cycle.</p>	<p>Modify. See Program HI-14.</p>
<p>5. The City will continue to apply (or support applications) to HCD and agencies for funds to provide low interest and deferred loan programs for the rehabilitation of housing occupied by targeted income households.</p>	<p>Responsibility: City Staff and City Council Time Frame: Minimum one application in next five years if program funding is offered.</p>	<p>The City was not contacted by any qualifying households during the 4th and 5th planning cycles.</p>	<p>Modify. See Programs HI-4 and HI-9.</p>
<p>6. The City will continue participation in the Humboldt County Fair Housing Committee sponsored by the Board of Realtors.</p>	<p>Responsibility: City Council Time Frame: Ongoing</p>	<p>During the 4th and 5th planning cycles the City did not participate in the Humboldt County Fair Housing Committee.</p>	<p>Modify. See Program HI-10.</p>

Program		Responsibility: City Staff Time Frame: Ongoing. A minimum two notices will be posted each year at City Hall, the County Library, and the Post Office by City Staff.	Implementation status	Continue/Modify/Delete
7. The City Clerk is designated as the contact for referral of fair housing complaints to the State Department of Fair Housing and Employment.			During the 4 th and 5 th planning cycles, notices were posted on several occasions at City Hall.	Modify. See Implementation HI-10.
8. During the effective period of this element the City will review the zoning ordinance and other City policies for consistency with the fair housing law.		<u>Responsibility:</u> Planning Department and City Council <u>Time Frame:</u> By 2014	During the 4 th and 5 th planning cycles, the City was not made aware of any inconsistencies between the Municipal Code and fair housing law.	Continue. See Program HI-10.
9. During the effective period of this element the City will review the zoning ordinance to include emergency shelters, transitional housing and group housing and allow them in appropriate zones if the need arises. If the need is addressed, Blue lake will enter into a multi-jurisdictional agreement with surrounding communities to address this problem pursuant to SB 2.		<u>Responsibility:</u> Planning Department and City Council <u>Time Frame:</u> By 2014	During the 4 th and 5 th planning cycles, the City considered amending the Municipal Code to allow these uses in the Retail Commercial and Mixed-use zones in and around the downtown. The amendments were not ultimately adopted.	Modify. See Program HI-1.
10. During the effective period of this element the City will review the sewer and water ordinances to ensure compliance with SB 1087. If they are not in compliance, the City will update and amend the ordinances so as to facilitate housing development for lower-income families and workers.		<u>Responsibility:</u> Planning Department and City Council <u>Time Frame:</u> By 2014	During the 4 th and 5 th planning cycles, no amendments were made to ensure compliance with SB 1087.	Continue. See Program HI-16.
11. During the effective period of this element the definition of family in the zoning ordinance will be revised to be compliant with fair housing law.		<u>Responsibility:</u> Planning Department and City Council <u>Time Frame:</u> By 2014	This amendment to the Municipal Code did not occur during the 4 th and 5 th planning cycles.	Modify. See Program HI-1.
12. Energy conservation information for existing housing will be disseminated by publicizing available weatherization programs.		<u>Responsibility:</u> City Council <u>Time Frame:</u> Ongoing	During the 5 th planning cycle, the City provided information at City Hall about RCEA and RCAA	Modify. See Programs HI-3 and HI-6.

Program	Implementation status	Continue/Modify/Delete
	weatherization programs as information was made available. City staff, RCEA, and RCAA conducted public outreach to make renters and homeowners aware of these programs.	
13. Rehabilitated units will be encouraged to include retrofit weatherization improvements such as ceiling and floor insulation, caulking and weather-stripping.	<u>Responsibility:</u> City Council <u>Time Frame:</u> As part of any approved, funded program	Continue. See Program HI-6.
14. New construction will be required to comply with Title 24 of the State Building Code. These requirements are approved by the City Building Department at the time of plan review or permit application.	<u>Responsibility:</u> Building Department <u>Time Frame:</u> Ongoing, current requirement.	Continue. See Program HI-8.
15. The City will continue to seek methods to revitalize Downtown. The purpose will be to increase local employment opportunities and tourist spending. The City Council will meet with the Blue Lake Chamber of Commerce to discuss business opportunities/constraints.	<u>Responsibility:</u> City Council. <u>Time Frame:</u> Minimum annual meeting with City Council	Delete.
16. A capital improvement program will be prepared. Financial assistance will be sought to implement identified strategies from the State Economic Development Set-Aside and HUD's Urban Development Action Grant Program.	<u>Responsibility:</u> City Council. <u>Time Frame:</u> Minimum one application in next five years if program funding is available and specific need is determined.	Delete.
17. Large homes suitable for bed and breakfast are encouraged to convert to this use as part of the tourism effort.	<u>Responsibility:</u> Homeowner <u>Time Frame:</u> Ongoing/currently available.	Delete.

Program	Implementation status	Continue/Modify/Delete
18. Increased local employment opportunities should be pursued through development of small business start-up opportunities and designation of suitable area for development. Financial assistance should be pursued.	<u>Responsibility:</u> City Council. <u>Time Frame:</u> Minimum one CDBG application in next five years if program funding offered.	Delete.
19. Feasibility for group quarter opportunities for targeted groups (single persons, female-headed households, disabled, seniors, etc.) will be researched and implemented if a need or interest is identified. Once a need or interest is identified and program funds are available, the City will apply for HCD's Family Housing Demonstration Program (FHDP).	<u>Responsibility:</u> City Council. <u>Time Frame:</u> If individual is interested and program funds available, City will assist in minimum one application next five years.	Modify. See Program HI-5.
20. Senior Group Housing Opportunities should be pursued. The City will submit at least one application to HCD, at time a Request for Proposal is distributed, for Senior Citizen Shared Housing Program (SCSHP).	<u>Responsibility:</u> City Council. <u>Time Frame:</u> If individual is interested and program funds available, City will assist in minimum one application next five years.	Modify. See Program HI-5.
21. The City will revise the Residential-1 (R1) section of the Zoning Ordinance to address group homes (rest homes, nursing homes, etc.) of fewer than six persons to be consistent with State law.	<u>Responsibility:</u> Planning Department and City Council <u>Time Frame:</u> By 2014	Modify. See Program HI-1.
22. The City will implement the requirements of the American Disabilities Act through the following specific actions: a) The City will provide a process for requesting "reasonable accommodation" with respect to	<u>Responsibility:</u> City Council and City Building Official <u>Time Frame:</u> Ongoing	a) During the 4 th and 5 th planning cycles, this task was not completed, and no requests were made for reasonable accommodation. Modify. See Programs HI-1 and HI-14.

Program	Implementation status	Continue/Modify/Delete
<p>zoning, permit processing, building laws, and the enforcement of building codes and the issuance of building permits. Once the process for “reasonable accommodation” is developed, the City will make this information available to the public by mailing it out with the monthly water bills.</p> <p>b) During the effective period of this element the City will make efforts to remove any existing constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofits, and evaluation of the zoning code for ADA compliance or other measures that provide flexibility.</p> <p>c) The City will also revise Section 610 of the zoning ordinance to address off-street parking facilities to allow for parking reductions for special needs housing.</p>	<p>b) During the 4th and 5th planning cycle, no units were developed in the City for persons with disabilities.</p> <p>c) During the 5th planning cycle, the City amended the Municipal Code to allow the City Planner to waive off-street parking requirements administratively. The waiver has been used on several residential projects since its adoption and could also be used to allow parking reductions for special needs housing.</p>	
<p>23. The City, through local community newsletter or water billing, will publicize available programs or resources regarding the following:</p> <ul style="list-style-type: none"> a) Subsidized Housing Programs. b) Shared Housing Opportunities. c) Available day care/nursery school programs. d. Permit process to become a licensed day care provider. e) Fair Housing Practices. f) Nearby Social Services. g) Housing Rehabilitation Programs, Weatherization Programs. 	<p>Promotional materials about these programs were made available at City Hall and the Blue Lake Community Resource Center during the 4th and 5th planning cycles.</p>	<p>Continue. See Program HI-3.</p>

Program	Implementation status	Continue/Modify/Delete
<p>h) Local Employment Opportunities.</p> <p>24. The City, will conduct proactive efforts to assist multi-development for low- and moderate-income households through the following specific actions:</p> <p>a) Assist developers in identifying suitable sites</p> <p>b) Work with USDA Rural Development to keep up with funding opportunities applicable to this type of development where zoned appropriately allow conversion of large historic residences into multiple units and use housing rehabilitation money for qualifying users and look for other funding opportunities</p> <p>c) Continue offering pre-application meetings to assist in developmental issues and concerns.</p> <p>25. The City will pursue or provide assistance to individuals for the development of limited care facilities for seniors and/or the disabled.</p>	<p>Responsibility: City Clerk, Planning Department, and City Council</p> <p>Time Frame: Ongoing, but the funding search will begin upon adoption of this update.</p> <p>a) During the 4th and 5th planning cycles, the City assisted three developers in pursuing multi-family housing projects on suitable sites.</p> <p>b) During the 4th and 5th planning cycles, no eligible projects were proposed in the City.</p> <p>c) During the 4th and 5th planning cycles, the City continued to provide free application assistance meetings to applicants pursuing housing projects.</p>	<p>Modify. See Program HI-5 and HI-14.</p>
<p>Responsibility: City Council working with Service Providers</p> <p>Time Frame: If application program is identified and program funds are available, City will submit one application in next five-year period.</p>	<p>The City was contacted by one developer interested in developing senior housing during the 5th planning cycle. The project ultimately did not move forward.</p>	<p>Modify. See Program HI-5.</p>

Community Profile

Population Characteristics

Housing needs are largely determined by population and employment growth, coupled with various demographic variables. Characteristics such as age, household size, occupation, and income combine to influence the type of housing needed and its affordability.

Population Growth

Between 2010 and 2020, Humboldt County’s population grew slightly by 1,840 people, or +1.4 percent. In contrast, Blue Lake’s population shrunk by 45 people, or -3.6 percent between 2010 and 2020 (see **Table 3**).

Table 3: Population Growth 2010-2020

City/County	Total Population		2010–2020 Change	
	2010	2020	Number	Percentage
Blue Lake	1,253	1,208	-45	-3.6%
Humboldt County	134,623	136,463	1,840	1.4%

Source: 2010 and 2020 Decennial Census Redistricting Data.

Note: Population counts vary slightly based on the source of data and type of survey.

Age Characteristics

Current and future housing needs are usually determined in part by the age characteristics of a community’s residents. Each age group has distinct lifestyles, family type and size, incomes, and housing preferences. Consequently, evaluating the age characteristics of a community is important in determining its housing needs.

The median age of residents in Blue Lake is approximately 51 years old. The median age has been increasing slowly, from 45.9 in 2010 to 51 in 2019. The City’s population is slowly getting older, with 52.5 percent of residents over 45 years of age, and 33.3 percent of residents in the family-forming age group (25–44). **Table 4** shows the age distribution of the population of Blue Lake.

Table 4: Population by Age (2019)

Age Group	Number	Percentage
0 to 9 years	80	8.9%
10 to 19 years	27	3.0%
20 to 24 years	22	2.4%
25 to 34 years	241	26.8%
35 to 44 years	58	6.5%
45 to 54 years	42	4.6%
55 to 59 years	66	7.3%
60 to 64 years	149	16.5%
65 to 74 years	156	17.3%

Age Group	Number	Percentage
75 to 84 years	43	4.8%
85 years and over	18	2.0%
Median age (years)	50.5	(X)

Source: 2015-2019 ACS 5-Year Estimates, Table S0101.

Employment Trends

According to the 2015-2019 American Community Survey, 506 people 16 years and over were employed in the City. Educational services, and health care and social assistance is the industry with largest number of employees in the City at 178 people, or 35.2 percent. **Table 5** shows employment by industry in Blue Lake .

Table 5: Employment by Industry (2019)

Industry	Number	Percentage
Civilian employed population 16 years and over	506	100.0%
Agriculture, forestry, fishing and hunting, and mining	16	3.2%
Construction	32	6.3%
Manufacturing	60	11.9%
Wholesale trade	4	0.8%
Retail trade	8	1.6%
Transportation, warehousing, and utilities	14	2.8%
Information	13	2.6%
Finance, insurance, real estate, rental, and leasing	7	1.4%
Professional, scientific, management, administrative, and waste management services	63	12.5%
Educational services, health care, and social assistance	178	35.2%
Arts, entertainment, recreation, accommodation, and food services	72	14.2%
Other services, except public administration	15	3.0%
Public administration	24	4.7%

Source: 2015-2019 ACS 5-Year Estimates, Table DP03.

Household Characteristics

Households Type and Size

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or condominiums to accommodate children, while nonfamily households generally occupy smaller apartments or condominiums.

In Blue Lake , families comprised 55.8 percent of all households, and 9.8 percent of all households were family households with children under 18 years of age. **Table 6** displays household composition as reported by the 2015-2019 American Community Survey.

Table 6: Household Characteristics (2019)

Jurisdiction	Households	Average Household Size	Percentage of Households	
			Families	Families with Children Under 18
City of Blue Lake	428	2.11	239 (55.8%)	42 (9.8%)

Source: 2015-2019 ACS 5-Year Estimates, Table S1101.

Overcrowding

Overcrowding occurs when there is more than one person per room (excluding bathrooms and kitchens) and severely overcrowding occurs when there are more than 1.51 persons per room. Overcrowding is often a result of an inadequate supply of affordable and decent housing. According to the 2015-2019 American Community Survey, 16 households were living in overcrowded conditions (3.7 percent of all households) and no households were severely overcrowded. Refer to **Table 7**.

Table 7: Overcrowded Households (2019)

Persons per Room	Number	Percentage
Owner occupied:	255	59.6%
1.00 or less occupants per room	251	58.6%
1.01 to 1.50 occupants per room	4	0.9%
1.51 or more occupants per room	0	0.0%
Renter occupied:	173	40.4%
1.00 or less occupants per room	161	36.4%
1.01 to 1.50 occupants per room	12	2.8%
1.51 or more occupants per room	0	0.0%
Total Occupied Housing Units:	428	100.0%
Total Owner Overcrowded	4	0.9%
Total Renter Overcrowded	12	2.8%
Total Overcrowded	16	3.7%
Total Owner Severely Overcrowded	0	0.0%
Total Renter Severely Overcrowded	0	0.0%
Total Severely Overcrowded	0	0.0%

Source: 2015-2019 ACS 5-Year Estimates, Table B25014.

Household Income

The California Department of Housing and Community Development annually publishes income limits per county for use in determining eligibility for assisted housing programs in that county. The 2019 income limits are listed in **Table 8** for each income category according to household size. These income limits are based on a median income of \$64,800 (for a family of four) in Humboldt County:

- Extremely Low Income Up to 30 percent of area median income (AMI; \$0–\$25,750)
- Very Low Income 31–50 percent of AMI (\$25,751–\$32,400)
- Low Income 51–80 percent of AMI (\$32,401–\$51,850)
- Moderate Income 81–120 percent of AMI (\$51,851–\$77,750)
- Above Moderate Income Above 120 percent of AMI (\$77,751 or more)

Table 8: Maximum Household Income by Household Size (2019), Humboldt County

Income Category	Persons per Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$13,650	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$42,800
Very Low	\$22,700	\$25,950	\$29,200	\$32,400	\$35,000	\$37,600	\$40,200	\$42,800
Low	\$36,300	\$41,500	\$46,700	\$51,850	\$56,000	\$60,150	\$64,300	\$68,450
Moderate	\$54,450	\$62,200	\$70,000	\$77,750	\$83,950	\$90,200	\$96,400	\$102,650

Source: California Department of Housing and Community Development Memorandum, "State Income Limits for 2019," May 6, 2019.

Lower Income Households and Overpayment

Overpayment is narrowly defined as the number of lower-income households that spend more than 30 percent of their income for housing (either mortgage or rent), including cost of utilities, property insurance, and real estate taxes, as defined by the federal government. **Table 9** shows the extent of overpayment. Approximately 32.8 percent of households in Blue Lake were overpaying for housing—19.2 percent were renter-occupied households and 13.6 percent were owner-occupied households.

When looking at lower-income households overpaying (households earning less than \$51,850 for a household of four), approximately 38 were owner-occupied households and approximately 98 were renter-occupied households.

Table 9: Housing Cost as a Percentage of Household Income by Tenure (2015)

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households [HH])	530	100.0%
Total Renter HH	225	42.5%
Total Owner HH	305	57.5%
Total lower income (0-80% of HAMFI ¹) HH	210	39.6%
Lower income renters (0-80%)	135	25.5%
Lower income owners (0-80%)	75	14.2%
Extremely low-income renters (0-30%)	35	6.6%
Extremely low-income owners (0-30%)	10	1.9%
Lower income HH paying more than 50%	88	16.6%
Lower income renter HH severely overpaying	54	10.2%
Lower income owner HH severely overpaying	34	6.4%
Extremely Low Income (0-30%)	40	7.5%

Total Households Characteristics	Number	Percent of Total Households
ELI Renter HH severely overpaying	30	5.7%
ELI Owner HH severely overpaying	10	1.9%
Income between 30%-50%	24	4.5%
Income between 50% -80%	24	4.5%
Lower income HH paying more than 30%	136	25.7%
Lower income renter HH overpaying	98	18.5%
Lower income owner HH overpaying	38	7.2%
Extremely Low Income (ELI; 0-30%)	44	8.3%
Income between 30%-50%	39	7.4%
Income between 50% -80%	53	10.0%
Total HH Overpaying	174	32.8%
Total Renter HH Overpaying	102	19.2%
Total Owner HH Overpaying	72	13.6%
Total HH paying between 30%-50% Income	86	16.2%
Total households paying > 50% Income	88	16.6%

Source: 2006-2015 CHAS Data Sets, https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data.

¹ HAMFI = HUD Area Median Family Income

Housing Stock Characteristics

Vacancy and Housing Availability

Vacancy trends in housing are analyzed using the vacancy rate as an indicator of housing supply and demand. If housing demand is greater than the supply, the vacancy rate is likely to be low, and the price of housing increases. A vacancy rate of 5 percent is generally considered optimal because it is high enough to provide some flexibility in the housing market without significant increases in housing prices.

As shown in **Table 10**, the vacancy rate in Blue Lake is moderate, estimated to be 15.6 percent as of 2019, of which 2.0 percent are categorized as seasonal/ recreational or occasional use.

Table 10: Residential Vacancy Rate (2019)

Type	Number	Percentage
Occupied	428	84.4%
Vacant	79	15.6%
For rent	10	2.0%
Rented, not occupied	20	3.9%
For sale only	0	0.0%
Sold, not occupied	10	2.0%
For seasonal, recreational, or occasional use	10	2.0%
For migrant workers	0	0.0%
Other vacant	29	5.7%

Type	Number	Percentage
Total Housing Units:	507	100.0%

Source: 2015-2019 ACS 5-Year Estimates, Tables B25002 and B25004

Housing Tenure

As shown in **Table 11**, Blue Lake has a higher percentage of householders who own their home (59.6 percent of occupied units) than of householders who rent their home from a property owner (40.4 percent of occupied units).

Table 11: Household Tenure (2019)

Label	Number	Percentage
Owner occupied Units	255	59.6%
Renter occupied Units	173	40.4%
Total	428	100.0%

Source: 2015-2019 ACS 5-Year Estimates, Table B25009.

Unit Type

As shown in **Table 12**, the majority (63 percent) of occupied housing units in Blue Lake are single-family, detached homes, followed by multi-family (2-4 Units) which make up 19.5 percent.

Table 12: Housing Units by Type (2021)

Housing Unit Type	Number	Percentage
Single-Family Detached	369	63.0%
Single-Family Attached	12	2.0%
Multi-family, 2-4 Units	114	19.5%
Multi-family, 5+ Units	33	5.6%
Mobile Homes or Other Type	58	9.9%
Total	586	100.0%

Source: California Department of Finance, E-5, 2021, City of Blue Lake, January 1, 2021.

Housing Age and Conditions

Housing conditions are an important indicator of quality of life in Blue Lake. Like any asset, housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus, maintaining and improving housing quality is an important goal for communities.

An indication of the quality of the housing stock is its general age. Typically housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. **Table 13** displays the age of the City of Blue Lake's housing stock as of 2019, of which 16.2 percent were built since 1990. This means 83.8 percent of the housing stock is over 30 years old, and the rehabilitation needs are likely great in Blue Lake.

Table 13: Age of Housing Stock (2019)

Year Built	Number	Percentage
Built 2014 or later	10 ¹	1.9%
Built 2010 to 2013	6	1.2%
Built 2000 to 2009	37	7.1%
Built 1990 to 1999	39	7.5%
Built 1980 to 1989	61	11.8%
Built 1970 to 1979	51	9.9%
Built 1960 to 1969	63	12.2%
Built 1950 to 1959	50	9.7%
Built 1940 to 1949	33	6.4%
Built 1939 or earlier	167	32.3%
Total	517	100.0%

Source: 2015-2019 ACS 5-Year Estimates, Table B25034

¹ Source: City of Blue Lake Building Permit Records

Housing Costs and Affordability

Rental Housing Costs

Based on market trends, in Blue Lake for all rentals, the median rent per month was \$1,425, and the average rent per month was \$1,850.¹

Sales Prices

According to Trulia, the median sales price for homes in Blue Lake between June and December 2021 was \$416,000, based on 11 home sales.

According to the US Census and the ACS, the median value of housing in Blue Lake has more than tripled since 2000.

Data Source	Median Sales Price
1990 Census	\$80,200
2000 Census	\$119,000
2010 ACS	\$324,500
2021 Trulia Sold Homes	\$416,000

¹ City of Blue Lake, February, 2022.

Housing Affordability

Housing affordability is dependent upon income and housing costs. According to the California Department of Housing and Community Development (HCD) income guidelines for 2019, the AMI in Humboldt County is \$64,800 for a family of four. Assuming that the potential homebuyer in each income group has sufficient credit and down payment (10 percent) and maintains affordable housing expenses (such as, spends no more than 30 percent of their income on the mortgage, taxes, and insurance), the maximum affordable home prices can be determined. **Table 14** demonstrates the purchasing power of the income groups defined above.

When looking at rental and sales prices and comparing those to what households can afford, the City has rental housing affordable to moderate-income households and for sale prices affordable to above moderate-income households.

Table 14: Affordable Housing Costs by Income Category (2019)

(Based on a Four-person Household in Humboldt County)	Income Level		
	Very Low	Low	Moderate
Annual Income	\$32,400	\$51,850	\$77,750
Monthly Income	\$2,700	\$4,321	\$6,479
Maximum Monthly Gross Rent ¹	\$810	\$1,296	\$1,944
Maximum Purchase Price ²	\$70,400	\$138,100	\$185,600

Sources: HCD State Income Limits, 2019; <https://www.chase.com/personal/mortgage/calculators-resources/affordability-calculator>; <https://www.realtor.com/mortgage/tools/affordability-calculator/#summary>, accessed 3/11/2020.

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

² Affordable housing sales prices are based on the following assumed variables: approximately 10% down payment, 30-year fixed rate mortgage at 3.66% annual interest rate, taxes, insurance and private mortgage insurance (since borrowers will likely put less than 20% down).

Assisted Units at Risk of Conversion

State law requires that the Housing Element include an analysis of the existing assisted housing developments that are eligible to change from low- to moderate-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. There are no subsidized projects in the City of Blue Lake at this time.

Special Needs Groups

This section assesses the special needs households in Blue Lake. Special needs households can be constrained by lower incomes and a lack of housing that is suitable to their special needs.

Senior Households

The limited incomes of many elderly people make it difficult for them to find affordable housing. Many elderly people have physical disabilities and dependence needs that limit their selection of housing. As of 2019, it was estimated that there were 217 senior citizens living in Blue Lake. **Table 15** shows the senior population as of 2019.

Table 15: Senior Households (2019)

Age Group	Number
65 to 74 years	156
75 to 84 years	43
85 years and over	18
Total	217

Sources: 2015-2019 ACS 5-Year Estimates, Table DP05.

Persons with Disabilities

As defined by the California Government Code, disabilities include physical and mental disabilities. A “mental disability” involves any mental or psychological disorder or condition, such as intellectual disability, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limit a major life activity. A “physical disability” includes any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss of body functions. Physical disabilities include those that are neurological, immunological, or musculoskeletal in nature as well as those that involve the respiratory, cardiovascular, reproductive, genitourinary, hemic and lymphatic, or digestive systems and those involving the special sense organs, speech organs, skin, or endocrine system.

Table 16 show the number of persons with disabilities in Blue Lake. Approximately 20.7 percent of the total population (5 years old or older) has some type of disability, and a little more than a third of those are below the age of 65.

Table 16: Persons with Disabilities (2019)

Age Group	Number	Percent of Total Population
5 to 64 years	68	7.5%
65+ Years	119	13.2%
Total Persons with a Disability (Age 5+)	187	20.7%
Total Population	902	100.0%

Source: 2015–2019 ACS 5-Year Estimates, Table S1810.

Table 17 shows the total number of persons in Blue Lake by disability type for the 5 to 64 and 65 and over age groups. Many of these persons have more than one disability, which is why more disabilities are listed than there are disabled persons. Cognitive living difficulties and Independent Living Difficulty are the most common forms of disability among residents ages 5 to 64 in Blue Lake. Seniors age 65 and above in Blue Lake are more likely to have to either ambulatory difficulties or hearing difficulties.

Table 17: Persons with Disability by Disability Type (2019)

Disability Group	Number	Percentage
Total Disabilities Tallied	187	100.0%
Total Disabilities Tallied for People 5 to 64 years	68	36.4%
With a hearing difficulty	12	2.1%
With a vision difficulty	11	1.9%
With a cognitive difficulty	46	8.0%
With an ambulatory difficulty	18	3.1%
With a self-care difficulty	18	3.1%
With an independent living difficulty	28	4.8%
Total Disabilities Tallied for People 65 Years and Over	119	63.6%
With a hearing difficulty	53	24.4%
With a vision difficulty	9	4.1%
With a cognitive difficulty	42	19.4%
With an ambulatory difficulty	67	30.9%
With a self-care difficulty	9	4.1%
With an independent living difficulty	29	13.4%

Source: 2015–2019 ACS 5-Year Estimates, Table S1810.

Development Disabilities (Senate Bill 812)

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis, needs of individuals with a developmental disability in the community. A developmental disability is a disability that occurs before an individual reaches 18 years of age, is expected to continue indefinitely, and constitutes a substantial handicap. Developmental disabilities include intellectual disability, cerebral palsy, epilepsy, autism, and disabling conditions closely related to intellectual disability or requiring similar treatment. Housing Element Program HI-12 specifically addresses the needs of the developmentally disabled.

Table 18 includes information about Blue Lake’s population of developmentally disabled persons by age and zip code.

Table 18: Persons with Developmental Disabilities (2020)

Zip Code	0–17 years	18+ years
95525	<11	<11

Source: California Department of Developmental Services 2020.

Redwood Coast Regional Center

Redwood Coast Regional Center (RCRC) serves individuals and their family who have a developmental disability, or who are at risk for developing a disability, and individuals who are at risk of having a child with a disability in Del Norte, Humboldt, Lake, or Mendocino County. RCRC also serves families whose Infants and toddlers (birth to 36 months) who are at “high risk” for a developmental disability.

In order to fulfill the diverse needs of persons from infancy to end of life, some of the services and supports provided by RCRC include:

- Information and Referral
- Assessment and Diagnosis
- Prenatal Diagnostic Services
- Early Intervention Supports and Services
- Lifelong Individualized Planning and Service Coordination
- Behavioral Supports
- Employment and Day Services
- Health and Medical Services
- Family Support
- Residential Care
- Transportation

Large Families

Large families are defined as households containing five or more persons. They are considered a special needs group because there is a limited supply of adequately sized housing to accommodate their needs. A five-person household requires a three- or four-bedroom home; a six-person household requires four bedrooms; and a seven-person household requires four to six bedrooms.

According to the 2015-2019 American Community Survey, there were 12 households in Blue Lake that included five or more persons, all of which were in renter-occupied units.

As of 2018, there was no shortage of housing for large families in Blue Lake due to the availability of housing by bedroom size. There are 114 two- to four-bedroom housing units, and 33 units with five or more bedrooms.

Female-Headed Households

Female-headed households are households headed by a single female parent with children under the age of 18 living at home. Single-parent households generally have lower incomes than two-parent households and often require special attention due to their need for affordable child care, health care, and housing assistance. Additionally, female-headed households tend to have lower incomes, limiting the availability of housing.

As of the 2015-2019 American Community Survey, approximately 9 or 3.8 percent of households in Blue Lake were female-headed households with children, and no households were female-headed households under the poverty level.

Farmworkers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. As of the 2015–2019 American Community Survey, 16 persons, or approximately 3.2 percent of Blue Lake’s population were employed in agriculture, forestry, fishing, and hunting.

Most farmworkers earn relatively low wages, and thus they fall into the extremely low– and very-low-income categories. According to the occupational profile for Humboldt County (accessed March 11, 2020, at www.labormarketinfo.edd.ca.gov), the current weekly mean income is \$674. This income falls within the low-income category or below, since many farmworkers are unlikely to work every week of the year. According to

the USDA Census of Farmworkers (2017), 859 farm workers, or 56 percent of all farm workers in Humboldt County worked fewer than 150 days per year.

Homeless Persons

Homeless individuals and families have the most immediate housing need of any special needs group. Their needs are difficult to meet because of the diversity and complexity of the factors that lead to homelessness. California state law requires that housing elements estimate the need for emergency shelter for homeless people.

According to the 2019 Point-In-Time count released by the Humboldt County Department of Health and Human Services, there were approximately 1,473 people without shelter in Humboldt County. Of this count, 14 persons were identified in Blue Lake.

Students

College students are typically income-limited individuals in need of inexpensive rental housing. Students from nearby California State Polytechnic University, Humboldt (CPH) and College of the Redwoods make up a small portion of Blue Lake's population. In 2019, 68 residents (7.5% of the total population) were enrolled in college or graduate school. Of these, 4 were between the ages of 18-24, indicating that the majority of residents enrolled in college were age 25 or older at that time. According to the 2015-2019 ACS 5-Year Estimates, 52 of the 68 college students are female.

Traditionally, college students between the ages of 18-24 reside in the less expensive section of the City's housing stock (for example, second units, mobile homes, trailers, studios, etc.) or share single-family dwelling units. Considering that the City's student population is over the age of 25, they may not necessarily be as income limited and in need of smaller inexpensive housing units. These individuals may live in family households in larger single-family dwelling units.

Housing Resources and Opportunities

This section includes an evaluation of the availability of land resources, financial resources for future housing development, the City's ability to satisfy its share of the region's future housing needs, and the financial resources available to assist in implementing the City's housing programs. Additionally, this section examines opportunities for energy conservation.

Regional Housing Need

The Regional Housing Needs Allocation (RHNA) is a minimum projection of housing units needed to accommodate projected household growth at all income levels by the end of the housing element's statutory planning period.

Table 19 shows the City's regional housing need by income for the projection period beginning December 31, 2018, and ending August 31, 2027.

Table 19: Regional Housing Need, 2019–2027

Income Group	Total RHNA
Very Low*	7
Low	4
Moderate	5
Above Moderate	7
Total	23

Source: City of Blue Lake, February 2022

*Note – it is assumed that 50% of the very low income RHNA is allocated towards extremely low income.

Unaccommodated Need

The City of Blue Lake did not adopt a Housing Element for the 5th cycle and therefore has an unaccommodated need of 4 very-low-income units and 1 low-income unit (see **Table 20**).

Table 20: Unaccommodated Regional Housing Need, 2014–2019

Income Group	Total RHNA
Very Low	4
Low	1
Moderate	2
Above Moderate	4
Total	11

Source: City of Blue Lake, February 2022

Adequate Sites Inventory and Analysis

This section addresses the requirements of Government Code Sections 65583 and 65583.2 for a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community.

Available Sites

As shown in **Table 21** - Inventory of Vacant Land Available for Residential Development below, as of February 2022 there remained approximately 20 vacant, residentially or mixed-use zoned lots (R-1, PDR, MU, or O) within City boundaries. Vacant parcels are shown in **Figure 1**. The sites shown in **Figure 1** and listed in **Table 21** are categorized into three categories, likely developable (green), questionably developable (yellow), and likely not developable (red). Site capacity has been adjusted based on these site constraints.

Yellow sites are as follows:

- 025-041-042
- 025-131-020

Red Sites are as follows:

- 025-052-002
- 025-76-003
- 025-084-008
- 025-111-006

The larger sites in the Planned Development Residential (PDR), Mixed-Use, and Opportunity (O) zones are the primary sites that could accommodate higher density multi-family units and improvements. The remaining lots are mostly less than 10,000 square feet and could accommodate between 1 to 4 units (see **Table 21**).

In addition to the vacant parcels in the City, there are a number of underutilized lots that could be further developed with residential uses including higher density multi-family units and improvements. Several of the lots in the PDR and O zones could be further subdivided for the purposes of creating more developable parcels. As shown in **Table 22** – Inventory of Underutilized Land Available for Residential development, as of February 2022 there are approximately 24 underutilized, residentially or mixed-use zoned lots (R-1, R-3, PDR, MU, O, or HC). Underutilized parcels are shown in **Figure 2**. The sites shown in **Figure 2** and listed in **Table 22** are categorized into two categories, likely developable (green) and questionably developable (yellow). Site capacity has been adjusted based on the configuration of existing development and various site constraints (for example, irregular shape, wetlands and drainages, access, etc.).

Table 21: Inventory of Vacant Land Available for Residential Development

APN	Acres	GP Des.	Zoning	Max. Allowable Density	Realistic Unit Potential	Site Constraints	RHNA Category Met
025-025-010	0.15	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Lot size	Above Moderate
025-035-007	0.17	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Existing driveway, slope	Above Moderate
025-035-009	0.24	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Creek setback	Above Moderate
025-041-030	0.14	MD	R-1	Single-family 1 unit/ 6,000 sf	1	--	Above Moderate
025-041-042	0.24	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Easement, sloped	Above Moderate
025-052-002	0.31	MD	R-1	Single-family 1 unit/ 6,000 sf	0	Creek corridor, creek setback, sloped, riparian habitat, access	--
025-062-012	0.17	MD	R-1	Single-family 1 unit/ 6,000 sf	1	--	Above Moderate
025-084-008	0.13	MD	R-1	Single-family 1 unit/ 6,000 sf	0	Slope, lot shape	--
R-1 Total	1.55				6		
025-111-006	0.29	MD	PDR	Single-family 1 unit/ 6,000 sf	0	Wetlands, riparian habitat	--
025-121-008	1.88	MD	PDR	Single-family 1 unit/ 6,000 sf	13	--	Lower
025-121-027	0.21	MD	PDR	Single-family 1 unit/ 6,000 sf	1	--	Above Moderate
025-121-032	0.15	MD	PDR	Single-family 1 unit/ 6,000 sf	1	--	Above Moderate

APN	Acres	GP Des.	Zoning	Max. Allowable Density	Realistic Unit Potential	Site Constraints	RHNA Category Met
025-131-020	0.06	LD	PDR	Single-family 1 unit/ 6,000 sf	1	Lot size	Moderate
PDR Total	2.59				18		
025-071-012	0.15	MU	MU	Multi-family 1 unit/ 2,500 sf	2	Access	Moderate
025-076-003	0.16	MU	MU	Multi-family 1 unit/ 2,500 sf	0	Creek corridor, creek setback	--
025-076-006	0.17	MU	MU	Multi-family 1 unit/ 2,500 sf	2	--	Moderate
025-141-007	1.34	MU	MU	Multi-family 1 unit/ 2,500 sf	10	Lot shape, creek corridor, creek setback, riparian habitat, flood zone	Moderate
MU Total	1.82				14		
025-201-023	1.44	MU	O	Multi-family 1 unit/2,500 sf	25	--	Lower
312-161-015	4.56	MU	O	Multi-family 1 unit/2,500 sf	52	Creek corridor, creek setback, trail, and City road	Lower
312-161-018	3.0	MU	O	Multi-family 1 unit/2,500 sf	11	Creek corridor, creek setback, trail, City road, and proposed parkland	Lower
O Total	9				88		
Grand Total	14.96				124		

Source: City of Blue Lake, February 2022

Table 22 – Inventory of Underutilized Land Available for Residential Development

APN	Acres	GP Des.	Zoning	Max. Allowable Density	Realistic Unit Potential	Site Constraints	RHNA Category Met
025-022-010	0.47	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Location of existing improvements, access	Moderate
025-032-005	0.31	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Existing development requiring demolition	Moderate
025-041-006	0.83	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Location of existing improvements, access	Moderate
025-041-015	0.74	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Location of existing improvements, access	Moderate
025-063-008	0.25	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Location of existing improvements, lot shape	Moderate
025-064-005	1.14	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Requires subdivision for further development, location of existing improvements, access	Moderate
025-064-009	1.53	MD	R-1	Single-family 1 unit/ 6,000 sf	10	Requires subdivision for further development, zoning	Moderate
025-071-011	0.30	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Location of existing improvements	Moderate
025-084-018	0.15	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Creek, creek setback, access	Above Moderate
025-181-010	1.02	MD	R-1	Single-family 1 unit/ 6,000 sf	6	Location of existing improvements, creek setback, access	Moderate
025-181-012	1.37	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Requires subdivision for further development, Location of existing improvements, creek setback, access	Moderate

APN	Acreage	GP Des.	Zoning	Max. Allowable Density	Realistic Unit Potential	Site Constraints	RHNA Category Met
025-191-015	0.52	MD	R-1	Single-family 1 unit/ 6,000 sf	1	Location of existing improvements, access	Moderate
R-1 Total	8.63				26		
025-082-011	0.62	MF	R-3	Multi-family 1 unit/ 2,000 sf	4	Wetlands, access, utilities	Moderate
R-3 Total	0.62				4		
025-101-007	1.28	MD	PDR	Single-family 1 unit/ 6,000 sf	4	Wetlands, wetland setback, access	Moderate
025-101-013	1.14	MD	PDR	Single-family 1 unit/ 6,000 sf	1	Wetlands, wetland setback, access, location of existing improvements	Moderate
025-111-007	4.7	MD	PDR	Single-family 1 unit/ 6,000 sf	8	Wetlands, wetland setback, location of existing improvements	Moderate
025-121-043	4.62	MD	PDR	Single-family 1 unit/ 6,000 sf	20	Location of existing development, access, zoning	Moderate
025-141-011	0.20	MD	PDR	Single-family 1 unit/ 6,000 sf	1	Lot shape, access	Moderate
PDR Total	11.94				34		
025-075-028	0.30	MU	MU	Multi-family 1 unit/ 2,500 sf	2	Location of existing improvements, access	Moderate
025-081-006	0.16	MU	MU	Multi-family 1 unit/ 2,500 sf	1	Lot size, access, slope	Moderate
025-083-016	0.29	MU	MU	Multi-family 1 unit/ 2,500 sf	1	Location of existing improvements, lot shape	Moderate
MU Total	0.75				4		
025-201-018	0.74	MU	O	Multi-family 1 unit/ 2,500 sf	12	Location of existing improvements, access	Lower

APN	Acres	GP Des.	Zoning	Max. Allowable Density	Realistic Unit Potential	Site Constraints	RHNA Category Met
312-161-020	26.6	MU	O	Multi-family 1 unit/ 2,500 sf	70	Location of existing improvements, creek, creek setback, floodplain, riparian habitat	Lower
O Total	27.34				82		
025-111-001	0.75	C	HC	Single-family 1 unit/ 6,000 sf	2	Slope, access, zoning	Moderate
HC Total	0.75				2		
Grand Total	50.03				152		

Source: City of Blue Lake, February 2022

Figure 1 – Vacant Sites Inventory

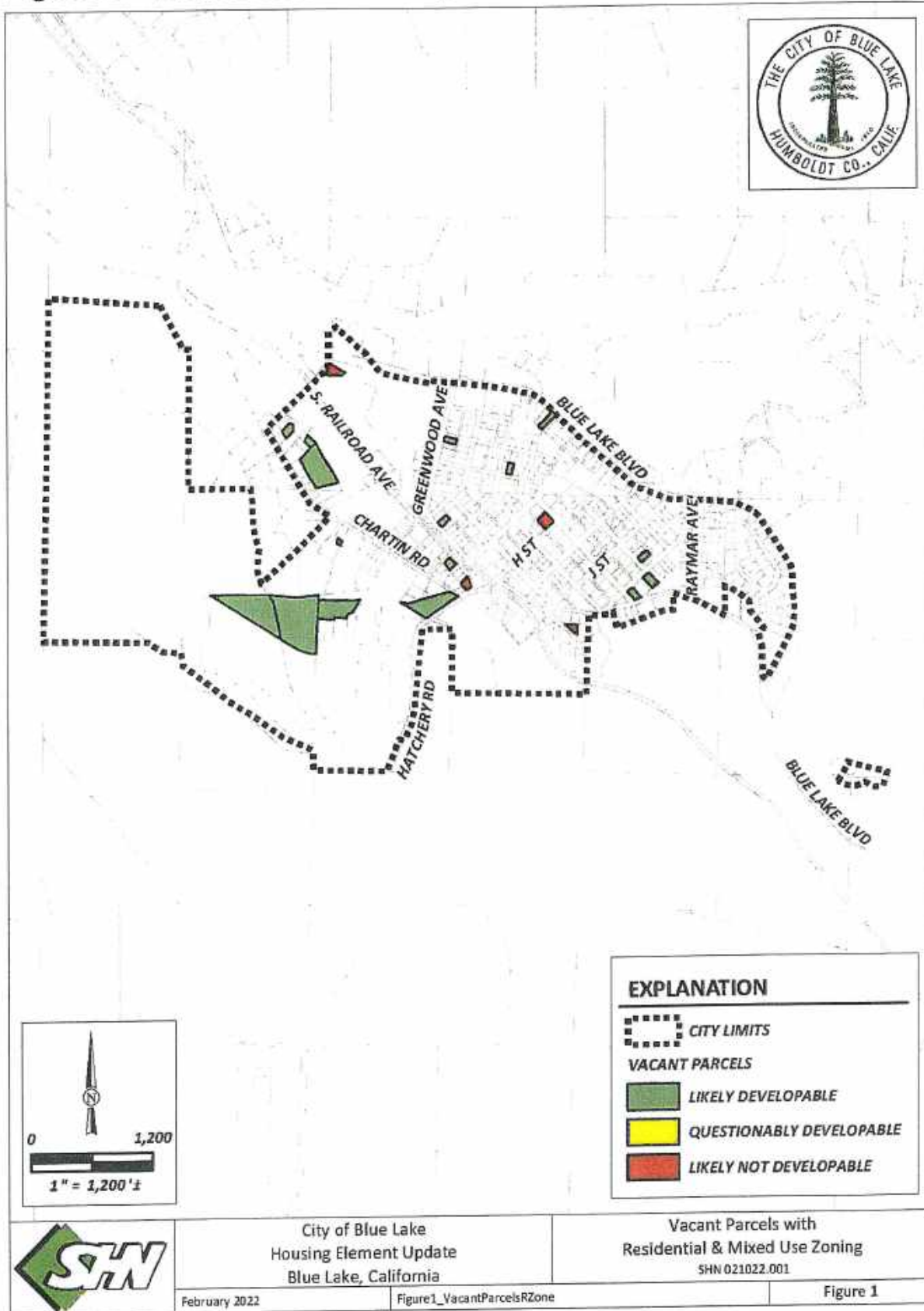
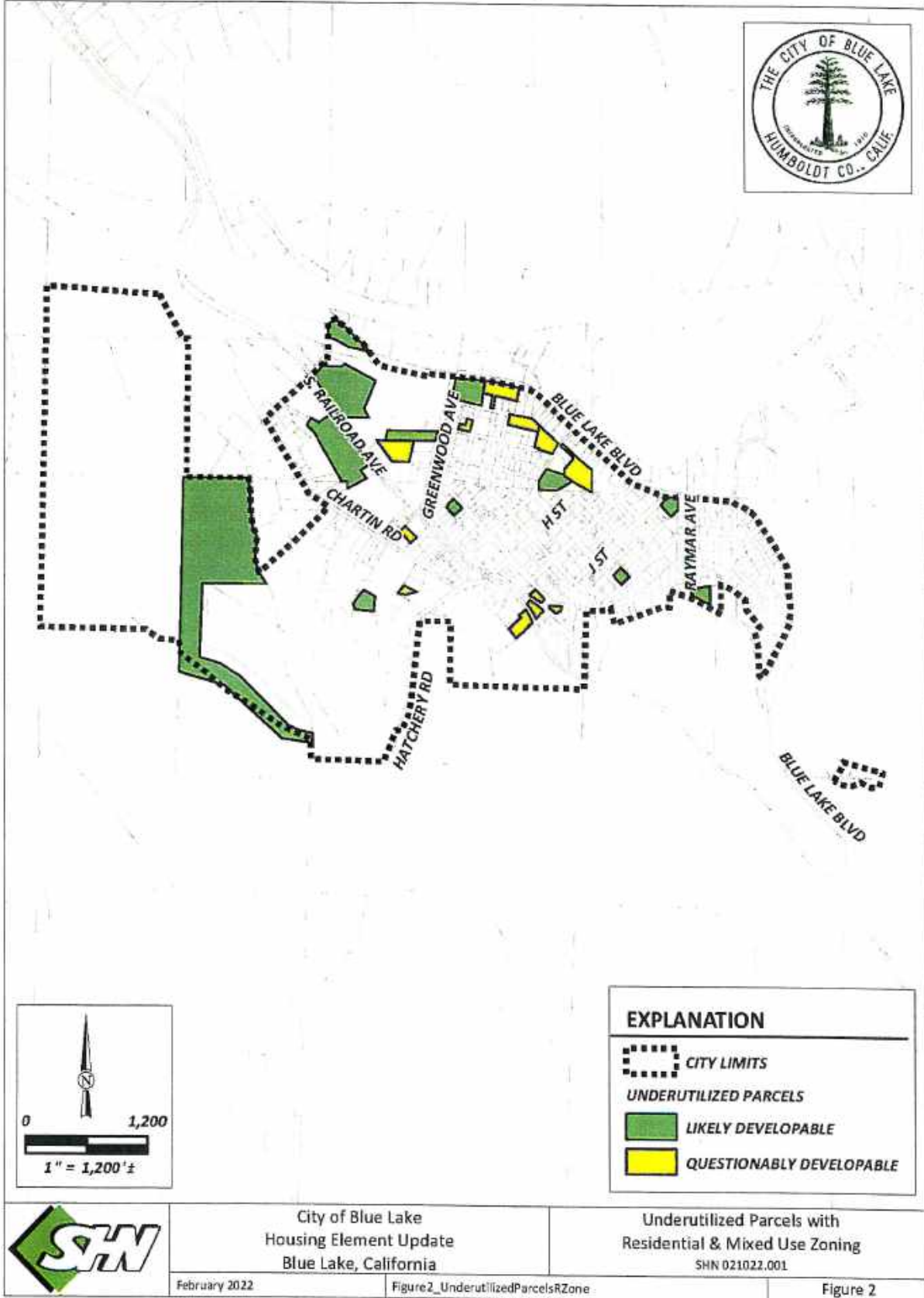


Figure 2 – Underutilized Sites Inventory



Alternate Affordable Housing Options

Another option to meet a portion of the City’s RHNA is through accessory dwelling units (ADU) and junior accessory dwelling units (JADU). ADUs are permitted on lots that are a minimum of 6,000 square feet (.14 acres). **Table 21** and **Table 22** identify thirteen sites that are of that size or larger and could accommodate an ADU. Based on the nature of this type of unit’s affordability, the City has assumed a credit of thirteen units towards meeting the lower-income RHNA. The City has also considered the possibility of relying on JADUs as another affordable housing option which will allow for additional capacity towards meeting the City’s lower income RHNA. The City has included program HI-1 to amend the ADU standards to ensure compliance with State Law and consider adoption of a JADU ordinance to allow for an affordable housing option.

Both of these options give homeowners the flexibility to share independent living areas with family members and others, allowing seniors to age in place as they require more care and helping extended families to be near one another while maintaining privacy. Relaxed regulations and the cost to build an ADU make it a very feasible affordable housing option. In nearby communities, conversion of large single-family homes, similar to creating a JADU, to multiple units seems to be a trend that allows for an affordable housing option in areas where affordable is not common.

Currently, there are 369 single family homes in the City (**Table 12**). Based on trends from surrounding comparable jurisdictions, the City has taken a conservative approach and assumed that at least seven single family units (2 percent of the total units) would allow for a JADU during the planning period. This capacity, coupled with the City’s current ADU capacity, identifies that the City is able to meet its lower-income RHNA (**Table 23**).

Meeting the Regional Housing Need

Table 23 compares the City of Blue Lake’s RHNA for the 5th and 6th cycle planning periods to the available site inventory capacity.

The City has a surplus of 108 units available to lower-income households (including extremely low-, very-low, and low-income households) and 10 units available to moderate- and above-moderate-income households. Since the City has a shortage of 3 units for above moderate income-households, the total surplus is 115 units.

Table 23: Comparison of Regional Growth Need and Residential Sites

Income Group	2014-2019 RHNA	2019-2027 RHNA	ADU/JADU Capacity	Site Capacity ¹	RHNA Surplus
Very Low	4	4	20	101	108
Low	1	4			
Moderate	2	3	--	15	10
Above Moderate	4	7	--	8	(3)
Total	11	18	20	124	115

Source: City of Blue Lake, February, 2022

¹ The site capacity only includes the capacity on vacant sites in the City.

Site Constraints

Circulation Infrastructure

The majority of vacant or underutilized land in Blue Lake exists in larger (>1-acre) parcels that could be divided or developed further with the installation of adequate internal access roads. Off-site access improvements may also be required in order to adequately increase road capacities to a safe level. For example, South Railroad Avenue is a one-way road that provides access to the larger, PDR-zoned parcels in the western portion of the City. This road section is substandard and would need to be upgraded in order to accommodate the traffic from residential buildout in this portion of the City.

Service Infrastructure

Most parcels in Blue Lake have adjacent utility infrastructure that is adequate to serve residential buildout under the General Plan. The exceptions include the following: 1) a sewer mainline extension would be required to serve parcels along Hatchery Road between the Downtown and Powers Creek District; 2) a sewer mainline extension would be required to serve the parcels towards the end of Taylor Way in the Powers Creek District; 3) there is inadequate stormwater infrastructure in many areas of the City that results in localized flooding during winter storm events.

Water and Sewer Capacity

Wastewater

The Blue Lake wastewater system serves approximately 1,255 customers. The service area includes the City of Blue Lake (business and residential), the Powers Creek District (formerly Blue Lake Business Park), the Blue Lake Rancheria Hotel and Casino, and 45 residents located outside of city limits. Of these connections, 23 are industrial, including the Mad River Brewery and the Blue Lake Rancheria.

City wastewater responsibilities include the wastewater treatment plant, the sewer mains, manholes, lift stations, and two pump stations that make up the sewer collection system. The collection system covers an approximate service area of 0.6 square miles and includes more than 16 miles of sewer pipe. The City reports that wet weather flows in the form of infiltration/inflow (I & I) contributes a large amount of the total annual flow to the sewer collection system. The City's I & I can be as much as six times the average summer flow during major winter storm events. Significant portions of the City's collection system are in need of repair and/or replacement due to excessive I & I. The Public Works department has an informal plan that has been developed for implementing improvements based on the City staff's visual observations of needed repairs.

The Blue Lake wastewater treatment plant (WWTP) is in the northwest corner of the City near the flood plain of the Mad River. The WWTP is a primary headworks facility followed by a 7.5-acre, 4-cell secondary treatment lagoon system, a chlorine disinfection system, and 2 effluent disposal percolation ponds. The WWTP has an average dry weather flow (ADWF) of 0.18 MGD. To date, the system has not experienced any sewer overflow events. In 2013 the City received recognition from the California Water Environment Association with a Wastewater Treatment Plant of the Year Award for the North Coast region.

Wastewater system best practices include ensuring the hydraulic capacity of key sanitary sewer system elements for dry weather peak flow conditions, as well as the appropriate design storm or wet weather event. The wastewater treatment capacity is 1 million gallons per day (MGD). The system is designed for average flows of 0.25 MGD and peak flows of 1.54 MGD. The City's average dry weather flows are currently 0.15 MGD. In 2013, the city adopted an Interim Policy Pertaining to the Release of Sewer Capacity. It determined that it had a remaining unallocated sewer capacity equal to 100 residential equivalent units (REUs). Of the estimated remaining REUs, 60 REUs were reserved then for residential connections, including both single- and multi-family

uses, and 40 REUs were then made available for non-residential use. Non-residential development requests for use of sewer capacity may be approved by the City Manager, if equal to or less than one REU. Requests that exceed one REU must be approved by the City Council.

According to the City Engineer, the remaining wastewater treatment capacity is anticipated to be used by the approved (not constructed yet) and proposed development projects in the City. Therefore, improvements to the City's wastewater treatment facility will be required in order to have adequate capacity to serve the residential buildout identified in **Table 21** and **Table 22**. These improvements include electrical panel upgrades and the installation of two (2) 5 horsepower aerators, which are anticipated to provide an additional 180 REUs.

Water Supply

The City of Blue Lake obtains all of its domestic water supply through a contract with the Humboldt Bay Municipal Water District (HBMWD). Water is delivered to the city via a booster pump station northwest of the City on Glendale Drive. The City's water system includes two redwood water storage tanks, transmission mains, fire hydrants, valves, and the water services from the mains to individual water meters. The City owns and operates the booster pump station on Glendale Drive, which pumps water through a single pipe into the City's main distribution system to a pressure needed to fill two storage tanks. The distribution system consists of 51,050 feet of pipeline which is mostly asbestos cement, installed in the early 1970s. The booster station pumps water into town and the water that is not used flows through the system and into the City's storage tanks. The City has two redwood storage tanks with a total storage capacity of 900,000 gallons. The tanks each have a single inlet/outlet pipe.

The City's daily use allotment is currently 400,000 gallons, established via the contract with HBMWD. During the 2017-18 Fiscal Year, the City reported an average use of 204,712 gallons per day (gpd), 51% of their daily allotment from HBMWD. In the same year, during the peak use month of August, city water customers utilized an average of 244,900 gallons per day or 61% of the 400,000 gpd allotment from HBMWD. The City reports that the 2017-18 water use was higher than average due to an ongoing water leak. Once addressed, city water use is anticipated to decrease. The City's main constraint regarding water therefore is not supply or storage, but a lack of infrastructure (mainline connections).

Stormwater Infrastructure

The stormwater system in the City is currently inadequate and the location, sizing, and condition of all stormwater infrastructure is unknown. A large portion of the City of Blue Lake's stormwater infrastructure dates back to the 1950s and 60s and will need to be serviced or replaced in the foreseeable future.

The City is not located in a Phase II MS4 Permit area in Humboldt County and has not adopted its own stormwater regulations. Onsite and offsite stormwater improvement requirements for development projects are applied on a project specific basis. This provides a high degree of uncertainty for developers and often causes significant delays in the permitting process. Protecting water quality is very important in the City of Blue Lake since the City is directly adjacent to the Mad River and is the largest municipality upstream of the intake wells for the Humboldt Municipal Water District System that provide water to over 80,000 people in the Humboldt Bay area.

Seismic / Slope Conditions

Seismicity

The City of Blue Lake lies within a geographic region laden with numerous seismic faults and shear zones. The entire northern coast of California is subject to seismic activity, due mainly to the proximity of the Mendocino Triple Junction (MTJ). Multiple tectonic plates (pieces of the Earth's crust) collide off the coast of northern California and southern Oregon to form the MTJ. In particular, this is where the San Andreas Fault meets the

Cascadia Subduction Zone (CSZ), a 750-mile-long thrust fault capable of producing a megathrust quake of magnitude 9.0 or more. The tectonic activity most relevant to Humboldt County is the movement of the Gorda and Juan de Fuca plates underneath the North American plate. This movement causes the Earth's crust to compress and break, resulting in an extensive system of onshore faults and frequent offshore earthquakes. The City of Blue Lake is located in close proximity to United States Geologic Survey mapped faults in the Mad River Fault Zone and is vulnerable to shaking caused by a rupture of any of these faults. The closest Alquist Priolo Zone to the City is approximately 0.75 miles southwest on the eastern side Fickle Hill.

Most local earthquakes originate offshore, within tectonic plates rather than along plate boundaries. The Gorda plate is most susceptible to seismic activity because it undergoes a large amount of stress, and consequent fragmentation, as it is pushed beneath the North American plate. Offshore, intraplate quakes are generally less damaging to human communities than onshore quakes, but they can still be quite large. The type of potentially damaging quake most likely to occur would be centered offshore with a magnitude between 5.0 and 7.5. Onshore earthquakes are less probable, having an average recurrence interval of 20 years. This type of quake could have a magnitude of 7.5 to 8.0, which would be more intense, and more damaging, than any modern historic quake. Although most earthquakes in the region originate offshore within the Gorda plate, they can also occur on the CSZ boundary. Evidence of prehistoric subduction zone earthquakes suggests that they could have magnitudes of 8.0 to 9.0 or more on an interval of every 300 to 600 years; the most recent one occurred in 1703. There is little that can be done to prepare for and mitigate damage from a large CSZ quake other than warning and evacuation systems

The general risks associated with earthquakes in the Blue Lake area are structural damage, slope failures, and liquefaction. These risks tend to be greater in areas of unstable slopes, wet conditions, alluvial deposits, or fill material. Blue Lake is not at risk of potential tsunami damage or inundation due to its inland location.

Stability

Mass movement of material on hillsides is a major accompaniment of moderate and strong earthquakes. These can take the form of landslides, rock avalanches, mud and debris flows, or another type of slope failure. Areas north of the City, and along U.S. Highway 299 are considered to be at high risk of slope failure, but are determined to not be hazardous to the population within Blue Lake City limits. The majority of the current townsite is in lowland areas characterized by stable gradual slopes and are not at risk of slope failure. There is potential for liquefaction, lurching, cracking, and differential subsidence within the City.

Flood Hazards / Wetlands / Creeks

Flood Hazards

A portion of the City of Blue Lake has been mapped within the 100- and 500-year flood plains of the Mad River and Powers Creek. It is important to note that the city is largely protected by the levee along the Mad River. The levee is expected to withstand a 100-year flood event. Powers Creek, which runs through the center of town, has created flood problems in the past. This flooding occurred largely between the former railroad corridor and the Mad River, where the flood plain spreads out. Projects that propose development in the 100-year flood plain must obtain a Flood Development Permit and comply with the requirements of the City's floodplain management regulations in Municipal Code Chapter 13.20 (Floodplain Management). The City is also at risk of flooding resulting from a failure of the upstream Matthews Dam.

Wetlands

A few of the parcels in the western portion of the City have areas that fall under the current federal definition of wetlands. These wetland areas have formed primarily because of runoff from Highway 299. The parcels with development potential that have the largest wetland areas include APNs 025-101-007, 025-101-013, and 025-

111-007. The Blue Lake Municipal Code does not require setbacks from wetlands, but State regulatory agencies often recommend wetland setbacks when reviewing development proposals in the City. Wetland setbacks required when approving development proposals have ranged from no setback to 50 feet from the edge of the delineated wetland.

Creeks

There are several vacant or underutilized properties in the City that are located along Powers Creek. The City's Municipal Code requires a 50-foot setback from the centerline of Powers Creek in certain zoning districts, which limits the development potential of the properties located along the creek. For zoning districts that do not specify a creek setback requirement, State regulatory agencies often recommend setbacks when reviewing development proposals in the City. In these situations, the most common setback required when approving development proposals is a 25-foot setback from the top of the creek bank.

Dry Utilities

Dry utilities, including electricity, gas, internet, and telephone service, are available to most areas within the City. The extension of power and gas to service new residential development has not been identified as a constraint.

Service providers are as follows:

- Electricity: Redwood Coast Energy Authority Community Choice Energy Program, which is transmitted over the Pacific Gas and Electric Company (PG&E) electrical grid
- Gas: PG&E
- Internet: Suddenlink and AT&T
- Telephone: Suddenlink and AT&T

Constraints on the Development of Housing

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: (1) governmental constraints and (2) nongovernmental constraints. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Nongovernmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing.

Governmental Constraints

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document.

Zoning Standards

As indicated in **Table 24**, the R-3, MU, and O zones in the City of Blue Lake have the least restrictive development standards and allow up to four residential units by right (principally permitted). A use permit is required in these zones for five or more units. The maximum density in these zones ranges from 1 unit per 2,000 s.f. (R-3) to 1 unit per 2,500 s.f. However, in the O zone, 1-bedroom units are allowed at a density of 1 unit per 1,250 s.f. In addition, the PDR zone allows multi-family residential development with a use permit at a density of 1 unit per 6,000 s.f., or as modified by the Special Density (D) combining zone. The maximum density when applying the D combining zone is 1 unit per 3,000 s.f. As indicated in **Table 21** and **Table 22**, the larger sites (>1 acre) in the PDR, MU, and O zones are the primary sites that could accommodate higher density multi-family units and improvements.

To ensure that the use permit process for multi-family projects does not inhibit multi-family development, the City will adopt and apply a Residential High Density (RHD) Combining Zone to sites greater than 1-acre in the MU, O, or PDR zones to allow multi-family residential uses by-right. This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households. The City will also review development standards including, but not limited to, height, lot coverage and density, to ensure they do not constrain the development of housing (see Program HI-14).

Table 24 – Development Standards from the City of Blue Lake Zoning Code

	Use Permit	Minimum Lot Area	Maximum Lot Coverage	Density Un/s.f.	Setbacks F-R-S	Maximum Height
R-1		6,000 s.f.	40%	1/6,000	15-20(max)-4	35 feet
Single-Family	No					
Two-Family	Yes					

	Use Permit	Minimum Lot Area	Maximum Lot Coverage	Density Un/s.f.	Setbacks F-R-S	Maximum Height
R-2		6,000 s.f.	60%	1/2,500	20-15(max)-4	35 feet
Single-Family	No					
Two-Family	No					
R-3		6,000 s.f.	60%	1/2,000	15-10-5	45 feet
Single-Family	No					
Two-unit	No					
Multi-unit (≤4)	No					
Multi-unit (5+)	Yes					
PDR		6,000 s.f.	40%	1/6,000 ¹		35 feet
Single-Family	No				15-20(max)-4	
Multi-Family	Yes				25-25-10	
MU		6,000 s.f.	60%	1/2,500	15-20(max)-4	35 feet
Single-Family	No					
Multi-Unit (≤4)	No					
Multi-Unit (5+)	Yes					
O		15,000 s.f.	70%	1/2,500 ²	Variable ³	35-45 feet
Single-Family	No					
Multi-Unit (≤4)	No					
Multi-Unit (5+)	Yes					

¹Unless modified by D combining zone

²One-bedroom units are allowed at a density of 1 unit per 1,250 s.f.

³Setbacks are required from Powers Creek, the creek trail, the public rights-of-way, and the Blue Lake Rancheria.

Typical Densities for Development

As indicated in **Table 24** above, the maximum residential density in the City ranges from 1 unit per 2,000 s.f. (21.78 units per acre) to 1 unit per 6,000 s.f. (7.26 units per acre). Additionally, in the O zone, 1-bedroom units are allowed at a density of 1 unit per 1,250 s.f. (38.84 units per acre) to incentivize smaller units that would be more affordable.

Parking Standards

The City's parking requirements vary according to the type of dwelling unit, as shown in **Table 25**. To ensure that off-street parking requirements do not inhibit the development of housing in the City, Municipal Code Section 17.24.100.B.4 allows the City Planner to waive off-street parking spaces otherwise required if certain criteria can be met. The criteria for parking waivers include the historical nature of the property, the architectural or landscaping amenities that would be displaced by parking, the availability of space on a parcel with existing improvements, the proximity to a bus stop or alternative transportation facilities, the provision of bicycle parking spaces, or the provision of pervious parking spaces. Most projects in the City can meet one or more of the above criteria to receive a parking waiver. Since the City provides an administrative approval process for parking waivers, off-street parking requirements are not considered a constraint to residential development.

Table 25: Residential Parking Standards

Type of Use	# of Spaces Required
Residential; including single-family, two-family, second units, and apartments	1 for each dwelling unit containing 1 or fewer bedrooms 2 for each dwelling unit containing more than 1 bedroom
Trailer Parks	1 for each trailer unit plus 1 additional space for each 4 units
Institutional, Educational, Civic; including rest homes, nursing homes, etc.	1 for every 2.5 beds

Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multi-family housing, manufactured housing, mobile homes, emergency shelters, and transitional housing. **Table 26** summarizes the permitted housing types.

Table 26: Housing Types Permitted by Zoning District

Housing Types Permitted	R1	R2	R3	PDR	MU	O	HC, RC, SC	AE
Single Family Dwelling	P	P	P	P	P	P	CUP ¹	P ⁴
Two-Family Dwellings	CUP	P	P	CUP	P	P	CUP ²	--
Three-Family Dwellings	--	--	P	CUP	P	P	CUP ²	--
Four-Family Dwellings	--	--	P	CUP	P	P	CUP ³	--
Multi-family (5+ Units)	--	--	CUP	CUP	CUP	CUP	CUP ³	--
Rooming and Boarding Houses	--	CUP	CUP	CUP	CUP	--	CUP ³	--
Rest Homes	CUP	--	--	CUP	--		--	--
Mobile Homes Parks	--	--	CUP	CUP	--	--	--	--
Manufactured Homes (Single) ⁵	P	P	P	P	P	P	P	P
Accessory Dwelling Unit ⁵	P	P	P	P	P	P	P	P

P – Principally Permitted

CUP – Conditional Use Permit

-- Use Not Allowed

¹Secondary to a commercial use in RC and SC zones

²Secondary to a commercial use in the RC zone. Not allowable in the SC zone.

³Only allowable in the HC zone.

⁴One (1) dwelling unit per ten (10) acres

⁵State law allows manufactured homes in any zone that allows a conventional ("stick-built") home

⁶State law allows accessory dwelling units in any zone that allows a single-family residence

Emergency Shelters

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

Senate Bill 2 (Cedillo, 2007) requires jurisdictions to allow emergency shelters and transitional housing without a conditional use permit. The City must identify a zone or zones where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The zone or zones identified must have land available to accommodate an emergency shelter.

The City of Blue Lake's Municipal Code does not have any provisions identifying or allowing emergency shelters within the city. The City has included implementation program HI-1 to comply with State Law and is proposing a zoning amendment after adoption of the Housing Element update.

While it is unlikely due to the limited services that an emergency shelter would be developed in the City of Blue Lake, the Mixed-Use (MU) and Opportunity (O) zones have been identified as appropriate to accommodate an emergency shelter, should one be needed. The City assumes the emergency shelter would be best suited as a new development due to the limited space available in existing vacant buildings in the Downtown area.

Housing for Persons with Disabilities

In compliance with SB 520, a complete evaluation of the City's zoning laws, practices, and policies was done as a part of the Housing Element update process.

- **Reasonable accommodations.** The City's Zoning Code does not have a reasonable accommodation procedure. The City has included implementation program HI-1, which requires the City to develop a process for reasonable accommodation and provide information to individuals with disabilities about the process.
- **Separation requirements.** Once the portion of implementation program HI-1 related to residential care facilities is adopted, the City's Zoning Code will not impose any separation requirements between residential care facilities.
- **Site planning requirements.** Once the portion of implementation program HI-1 related to residential care facilities is adopted, site planning requirements for residential care facilities will be no different than for other residential uses in the same zone.
- **Definition of family.** The City's current definition is as follows "Family" means one person living alone; two or more persons related by blood, marriage or legal adoption; a group not in excess of five unrelated persons living together as a single housekeeping unit; and in addition thereto domestic employees.one person." The City has included implementation program HI-1, which requires updating the definition of family to ensure it is consistent with current housing law.

Accessory Dwelling Units

Assembly Bill (AB) 1866 requires local governments to use a ministerial process for considering accessory dwelling unit applications for the purpose of facilitating the production of affordable housing. During the 5th planning cycle, the City's accessory dwelling unit regulations were determined by HCD to be "null and void" due to the numerous inconsistencies with State regulations. Since that time, City staff has deferred to current State regulations for accessory dwelling units. City staff has contacted HCD (adu@hcd.ca.gov) on several occasions to ask questions and receive clarification to ensure that State ADU regulations were being properly implemented in the City. The City has included program HI-1 to comply with current State law regarding accessory dwelling units.

Local Processing and Permit Procedures

Shown in **Table 27** are the typical permit processing times for residential development.

Table 27: Typical City Permit Process and Timelines

Type of Approval or Permit	Typical Processing Time	Approval Body
Conditional Use Permit	2-3 months	Planning Commission
General Plan Amendment	3-4 months	Planning Commission and City Council
Zone Change	3-4 months	Planning Commission and City Council
Site Plan Approval	1-2 months	Planning Commission
Parcel Maps	4-6 months	Planning Commission
Initial Study	3-4 months	Planning Commission
Environmental Impact Report	6-8 months	Planning Commission

Shown in **Table 28** are the typical processing procedures for residential development.

Table 28: Typical Processing Procedures by Project Type

	Single-Family Unit	Subdivision	Multi-family < 5 Units
Typical Approval Requirements	Principally Permitted	Parcel Map Review (including approval by Planning Commission and City Council)	Conditional Use Permit
			Site Plan Approval
		CEQA	CEQA
Est. Total Processing Time	1 to 2 months	4 to 6 months	2 to 3 months

Source: City of Blue Lake, 2022.

Design Guidelines

The City of Blue Lake has design guidelines specific to three categories: Residential Design Guidelines for Historic Designated Structures, Downtown Design Guidelines, and Mixed-use Design Guidelines. The City's design guidelines aim to preserve the community's identity and unique character. The purpose of the three categories of guidelines is provide below.

- **Residential Design Guidelines for Historic Designated Structure.** These design guidelines were developed to: a) assist in the preservation of the area's historic uniqueness; b) promote new construction and alterations of existing structures which will be aesthetically pleasing; c) maintain the residential architecture of Blue Lake; and d) encourage development appropriate to the working class character of the town. These are also intended to assist owners/buyers in making decisions about the wide range of issues affecting the appearance of their property in its setting. It is not the intent of these guidelines to consider any interior changes or uses but to encourage consistency with retention of the exterior character and feel of the structure. Furthermore, items such as trim, shutters, paint color and other items not of a permanent nature that can be changed are not covered by these guidelines.
- **Downtown Design Guidelines.** These design guidelines were developed as part of the Blue Lake's downtown revitalization project to: a) assist in the preservation of that area's historic uniqueness; b) promote new construction and alterations of existing structures which will be aesthetically pleasing; c) maintain the "no frills" architecture of the designated area; and d) encourage development appropriate to the working-class character of the town. They are also intended to assist owners/buyers in making decisions about a wide range of issues affecting the "look" of their property in its setting.
- **Mixed-use Design Guidelines.** These design guidelines were developed to allow for the compatible and beneficial mixture of residential and commercial uses in specific areas of the City.

The City's design guidelines have not been adopted as part of the Municipal Code and, therefore, are only recommendations for development in the City. In addition, the guidelines only apply to historic designated structures, development in the downtown area, and development in the Mixed-use zone. Due to their limited applicability, these design guidelines are not a burden on new housing development in Blue Lake.

Planning and Building Permit Fees

The City uses full-cost recovery for its planning and building permitting and ministerial approval processes. The most common discretionary approvals for housing development in the City are conditional use permits, site plan approval, and minor subdivisions. The minimum fee deposits charged for these application types are listed below. The actual average costs for these application types are also noted.

- Conditional Use Permit = \$650 fee deposit (avg. actual cost = \$1,500)
- Site Plan Approval = \$440 (avg. actual cost = \$1,000)
- Minor Subdivision = \$1,700 (avg. actual cost = \$8,000)

Development Fees

The City does not have development impact fees.

Building and Code Enforcement

Building Standards

The City of Blue Lake's Municipal Code (Section 15.04.010) states that the California Building Standards Code, Title 24, California Code of Regulations, is adopted into the Municipal Code by reference. Municipal Code Section 15.04.020 states that all amendments and revisions to Title 24 are adopted by reference and become effective 180 days after publication in the State Building Standards Code by the State Building Standards Commission. The City Building Official has indicated that staff currently uses the 2019 Edition of the California Building Code (CBC), which is the most recent amendment. The City has not made any local amendments to the 2019 CBC.

The City has amended the Uniform Building Code to match the local context by making the following housing development-related adjustments:

- Allowing the Building Inspector to halt occupancy and require property owners to bring buildings into compliance with load-bearing or setback regulations if they exceed the City's officially-adopted ordinances;
- Creating a Board of Appeals body to approve buildings materials and construction methods—full details of this body are defined in Municipal Code Chapter 2.32;
- Allowing the Building Official to employ a consultant if the Official requires specialized knowledge for ministerial review of an application; and
- Requiring the possession of an encroachment permit by an applicant if work occurs in a public right-of-way.

The City of Blue Lake Planning and Building Services Department views code enforcement as the means to ensure safe and uniform construction practices critical to providing decent, suitable shelter for all economic segments of the community, and to safeguard the general health, safety, and welfare of the community. Therefore, enforcement of the Building Code is not viewed as an obstacle to the provision of affordable housing in the city.

On- and Off-Site Improvements

The following are the general improvement requirements contained in Chapter 16.08 (Improvement Requirements) of the City's Subdivision Code (Municipal Code Title 16, as amended):

- A. The subdivider shall install improvements in accordance with the general requirements set forth in the subdivision agreement and this chapter, provided that the City Engineer may require technical changes if non-standard conditions arise during construction.
- B. Inundation. If any portion of any land, within the boundaries shown on any such final map, is subject to overflow, inundation or flood hazard by storm waters, such fact and said portion shall be clearly shown on such final map on each sheet of said map and further adequate storm drain system and/or levees, dikes, pumping systems and other protective infrastructure shall be provided. All developments shall comply with Chapter 13.20 of the City of Blue Lake Municipal Code, as amended.
- C. Streets and Highways. Design standards shall be based upon current Caltrans plans and specifications, AASHTO standards, City standards, and APWA standards, as approved by the City Engineer.
- D. Structures. Structures shall be installed as deemed necessary by the City Engineer for drainage, access and/or public safety. Such structures to be placed to grades and to be of a design approved by the City Engineer. Structures supporting traffic shall be designed to accommodate H-20 loading.

E. Sidewalks, Curbs and Gutters. Curbs, gutters and sidewalks shall be of concrete and shall be installed according to standard plans and specifications of the City. Sidewalk width shall be as provided in Chapter 15.08 of the City of Blue Lake Municipal Code, as it is amended from time to time.

F. Sanitary Sewers. Sanitary sewer lines and appurtenances, including manholes, pump stations, and service lines, shall be provided within all subdivisions and shall connect with existing sewer lines and appurtenances. Where a sewer line is constructed or laid within a street, the subdivider shall install a lateral connection extending to the right-of-way line to serve each lot within the subdivision. Sanitary sewer lines, appurtenances, and service connections shall be constructed of a size, design, and laid to grades established and/or accepted by the City Engineer.

1. Where sanitary sewers are not available immediately adjacent to the proposed subdivision, or where pretreatment wastewater facilities are required as part of the development, connection to the City's sanitary sewer system shall be made in accordance with current policies as adopted by the City Council and Chapter 13.16 of the City of Blue Lake Municipal Code, all as amended.

2. All pumping systems, including drainage pumps, shall be designed in accordance with City standards and shall include both an economic analysis of the cost of operation of such system, and the source of financing for the operation of such system, and all shall be approved by the City Engineer.

G. Drainage Works.

1. The subdivider shall provide such drainage structures, including storm sewers, drainage channels and drainage pumps, as may be necessary for adequate drainage of surface and storm waters, and further including means for the disposal of surface and storm waters generated by the subdivision. Disposal of surface and storm waters into drainage wells or sewer lines shall not be permitted. Drainage facilities shall be installed as required by the City Engineer.

2. All pumping systems, including drainage pumps, shall be designed in accordance with City standards and shall include both an economic analysis of the cost of operation of such system, and the source of financing for the operation of such system, and all shall be approved by the City Engineer.

H. Water.

1. Adequate water supply and distribution system, water mains and fire hydrants connected to the water system serving the City of Blue Lake shall be installed by the subdivider. Where further development appears probable beyond the proposed subdivision, the subdivider may be required to install larger water mains to handle such additional development. Where additional storage facilities or pumps are required to serve the development, the developer may be required to have such facilities constructed. All development shall conform with Chapter 13.08 of the City of Blue Lake Municipal Code, as amended.

2. All pumping systems, including drainage pumps, shall be designed in accordance with City standards and shall include both an economic analysis of the cost of operation of such system, and the source of financing for the operation of such system, and all shall be submitted to the City Engineer.

3. A detailed computer analysis shall be submitted to the City Engineer which identifies the impacts upon the existing City system in the areas of distribution, storage supply, and water quality, unless waived by the City Engineer.

I. Street Trees. Street trees may be required by the Planning Commission and shall be of a type approved by the City Engineer and planted in locations approved by the City Engineer.

J. Street Lighting. Street lighting shall be as required by the Planning Commission and shall meet current City standard plans and specifications.

K. Railroad Crossings. Provisions shall be made for any and all railroad crossings necessary to provide access to or circulation within the proposed subdivision, including the preparation of all documents necessary for

application to the current railroad owner for the establishment and improvement of such crossings. The cost of such railroad crossing improvement shall be borne by the subdivider, and shall be designed and built consistent with current California State Public Utilities Commission requirements and standards.

L. Complete Improvement Plan. Three complete sets of improvement plans “as built” shall be filed with the Director of Public Works upon completion of said improvements. The three complete sets of plans shall be comprised of one reproducible set and two sets or blueprints. Upon receipt and acceptance of said “as-built” plans, the City Engineer will issue a certificate of acceptance when all requirements of the City are met.

M. Underground Utilities Required.

1. All utility distribution facilities, including but not limited to electric, communication and cable television lines, fire alarm systems, installed in and for the purpose of supplying service to any subdivision, shall be placed underground, except for equipment appurtenant to underground facilities, such as surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, concealed ducts and poles supporting street lights.
2. All underground installation under roadway shall be completed prior to the paving of the roadway.
3. Public and private utility easements shall be provided by the subdivider as required. The subdivider shall make the necessary arrangements with the utility companies involved for the installation of said facilities.

Review of Local Ordinances

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

Nongovernmental Constraints

Development Costs

Local residential construction cost information was not readily available for the City of Blue Lake but residential construction cost data for Fortuna and Arcata—two Humboldt County cities which are similar in size and location both along U.S. Highway 101 and the coastline—was available. In Arcata, single-family residential construction costs ranged from \$122 to \$136 per square foot in 2019. Based on that estimate, the total construction cost for an average 1,200 square-foot single-family home would therefore equate to as low as \$146,400 or as high as \$163,000 total. The average multi-family residential development construction cost in Arcata was slightly higher at an approximate \$245 per square-foot. Based on that estimate, the total construction cost for a multi-family development consisting of a gross total of 8,000 square feet was an estimated \$1,959,696. This equates to an approximate construction cost of \$244,962 per each 1,000 square-foot unit in the 8,000 square-foot, multi-family residential shell space. In Fortuna, the average single-family residential construction cost per square foot was \$156 in 2019. Based on that estimate, therefore, the gross construction cost for a 1,200 square-foot, single-family home in Fortuna would be an estimated \$187,200. There were no estimates available for multi-family residential construction costs in Fortuna.

Construction costs for both single- and multi-family residential developments in Blue Lake, therefore, are most likely similar to these estimates in both Fortuna and Arcata.

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, wide variation within each construction type exists depending on the size of the unit and the number and quality of amenities provided, such as fireplaces, accessory buildings, and interior fixtures, among others.

In addition to construction costs, the price of land is one of the largest components of housing development costs. Land costs vary depending on whether the site is vacant or has an existing use that must be removed. Similarly, site constraints such as environmental issues (such as, steep slopes, soil stability, seismic hazards, or flooding) can also be factor in the cost of land. Other costs stem from professional services such as land surveying and engineering, soils engineering/analysis, site design, landscape and architectural design, and permit processing.

If labor or material costs increase substantially, the cost of construction in Blue Lake could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and the rehabilitation of existing housing. The City will continue to do its part in reducing development processing times and providing a more streamlined review process.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Blue Lake. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. Typically, when interest rates decline, sales increase. The reverse has been true when interest rates increase. **Table 29** illustrates interest rates as of March 1, 2022. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans.

Table 29: Interest Rates

Conforming	Interest	APR
30-Year Fixed	3.750	3.853
15-Year Fixed	3.000	3.236
Jumbo		
30-Year Fixed	3.375	3.422
15-Year Fixed	3.125	3.246

Source: www.wellsfargo.com, March 1, 2022.

Price of Land

An online survey of listings of vacant lots on Trulia and Craigslist in March 2022 indicated that there were no vacant lots available for sale in Blue Lake proper or in the unincorporated area surrounding Blue Lake. Most of the current real estate listings in the unincorporated areas surrounding the City are for cannabis farms, which are in rural locations and may have limited potential for residential development due to various constraints.

The City provided data summarizing land sales within city limits since 2014, which was the beginning of the 5th planning cycle. **Table 30** describes each year the land sales occurred and how much each lot was sold for. When viewing the data, it becomes clear that most vacant lots have sold between \$140,000 and \$225,000 in Blue Lake. Most of these lots are between 7,000 – 12,000 s.f. except for the 3.1-acre parcel APN 025-101-023) that has significant constraints due to onsite wetlands, limited access, and a narrow lot width. It is anticipated that the cost of vacant land has increased in the last two years since the cost of housing has increased by at least 15 percent in the more developed areas of the County.

Table 30: Vacant Lots Sold 2014-2021

APN	Lot Size	Year Sold	Cost
025-101-023	3.1 acre	2014	\$195,000
025-062-012	0.17 acres	2016	\$139,000
025-081-006, -008	0.28 acres	2017	\$170,000
025-076-006	0.17 acres	2021	\$225,000

Source: City of Blue Lake, 2022

Residential Energy Conservation

Housing elements must include a review of opportunities to encourage energy conservation in residential development (Government Code Section 65583(a)(7)). Energy conservation policies could reduce housing costs, promote sustainable design, and help reduce greenhouse gases. Title 24 of the California Administrative Code sets mandatory energy standards for new development and requires the adoption of an “energy budget.”

The California Department of Housing and Development encourages jurisdictions to take steps toward better energy conservation through their housing element updates. Policy ideas are listed on HCD’s website to help jurisdictions toward this goal. Additional resources are listed below.

Energy Conservation Resources

California Solar Initiative Rebates

Rebates vary according to system size, customer class, and performance and installation factors (www.gosolarcalifornia.org). There are two rebate programs: Expected Performance-Based Buydown (for systems that are less than 30 kilowatts) and Performance-Based Incentive (for all systems greater than 30 kilowatts).

Single-Family Affordable Solar Housing

The Single-Family Affordable Solar Housing (SASH) program offers incentives to qualified low-income homeowners to help offset the costs of a solar electric system. The SASH program is overseen by the California Public Utilities Commission and administered by GRID Alternatives, a nonprofit organization.

California Solar Initiative Multi-family Affordable Solar Housing

The Multi-family Affordable Solar Housing (MASH) program offers solar incentives for qualifying affordable multi-family dwellings. The program is overseen by the California Public Utilities Commission and offers incentives to qualifying affordable housing within the service territories of PG&E, Southern California Edison Company, and San Diego Gas & Electric. MASH provides fixed, upfront, capacity-based incentives for qualifying solar energy systems. The amount of the incentive depends on which track the applicant is eligible for.

Federal Solar Investment Tax Credit

The Federal Investment Tax Credit (ITC) for residential and commercial solar systems is 26 percent of net system cost. This tax credit was available on residential properties that commenced construction by 2020. The ITC then stepped down to 22 percent in 2021. After 2023, the residential credit will drop to zero, while the commercial and utility credit will drop to a permanent 10 percent.

Redwood Coast Energy Authority and Pacific Gas & Electric

PG&E owns and maintains all the electrical and natural gas infrastructure in Humboldt County. In May 2017, all electrical services were transferred from PG&E’s management to a newly-appointed joint power authority called the Redwood Coast Energy Authority (RCEA). The RCEA includes the County of Humboldt; the cities of Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Rio Dell, and Trinidad; and the Humboldt Bay Municipal Water District. RCEA’s goal is to implement sustainable energy programs to reduce energy demand and enhance regional energy efficiency. RCEA’s energy sources come from more renewable sources (e.g. biomass & biowaste,

geothermal, eligible hydroelectric, solar electric, and wind). Residents may opt out of RCEA's power supply and return to PG&E service when they wish but residents otherwise are automatically opted in by default to RCEA's power service when they purchase property in Humboldt County. RCEA currently has a goal to adopt completely renewable energy sources by 2025 and furthermore achieve 100% local renewable electricity in 2030.

The Authority administers a number of programs for its customers, including residents in Blue Lake, including:

- Free Energy Advisor Consultation.
- Supporting installations of electric vehicle charging stations.
- Free Energy Efficiency Kit.

For residents who opt out of RCEA and return to PG&E energy service, PG&E offered the following energy conservation programs as of March 2020 (www.pge.com):

- SmartAC. Provides free equipment and installation for the efficient regulation of central air conditioning systems and heat pumps for residential and small business customers.
- AC Quality Care Program. Provides rebates to customers to help pay for work done by AC Quality Care certified contractors.
- Energy analyzers and calculators (online).
- Zero Net Energy (ZNE) program. Began in 2010 to support the 2008 California Long Term Energy Efficiency Strategic Plan; ZNE goals state that all new residential construction will be ZNE by 2020.
- Rebate Program. Offers a range of rebates on energy-saving products for residential owners.
- Home Upgrade program. Offers up to \$4,500 in rebates from PG&E for energy-efficiency upgrade projects.
- Energy Upgrade California Home Upgrade rebate program.

Local Program

The City of Blue Lake has chosen to endorse a component of the RePower Strategic Plan, referred to as the Mad River Valley Community Energy Upgrade Program. This pilot project focuses on energy efficiency, solar energy systems, and heat pumps for residences and businesses, as well as recruitment and training of contractors and equipment technicians throughout the Mad River Valley. The goal of the project is to develop and implement an innovative, community-based energy upgrade program in the Mad River Valley Community that will demonstrate a sustainable model for financing and market deployment across all Humboldt County.

Appendix – Glossary

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs. TRPA defines affordable housing as deed-restricted housing to be used exclusively for lower-income households (income not in excess of 80 percent of the county's median income) and for very low-income households (income not in excess of 50 percent of the county's median income), and with costs that do not exceed recommended state and federal standards.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

California Department of Housing and Community Development - HCD: The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

CalHome Program: A grant program administered by HCD and awarded to local public agencies and nonprofits to be used to assist local homeownership programs aimed at lower and very-low income households in order to increase and maintain homeownership, encourage neighborhood revitalization and sustainable development, and maximize the use of existing homes.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Compatible: Capable of existing together without conflict or ill effects.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Consistent: Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Contract Rent: The monthly rent agreed to, or contracted for regardless of any furnishings, utilities, or services that may be included.

Density: The number of dwelling units per unit of land. Density usually is expressed "per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density, Residential: The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Density Bonus: The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Under Government Code Section 65915, a housing development that provides 20 percent of its units for lower income households, or ten percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus and other concessions.

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Element: A division or chapter of the General Plan.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Encourage: To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Enhance: To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Family: (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Feasible: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Gross Rent: Contract rent plus the estimated average monthly cost of utilities (water, electricity, gas) and fuels (oil, kerosene, wood, etc.) To the extent that these are paid for by the renter (or paid for by a relative, welfare agency, or friend) in addition to the rent.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels used to house the homeless).

Household: All those persons—related or unrelated—who occupy a single housing unit.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

Housing and Community Development, Department of (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing and Urban Development, U.S. Department of (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Housing Authority, Local (LHA): Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

Implementation Program: An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0-50% of County median); Low (50-80% of County median); Moderate (80-120% of County median); and Upper (over 120% of County median).

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Large Household: A household with 5 or more members.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mitigate: To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home: A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

Multi-family Dwelling Unit: A building or portion thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

Overcrowding: Households or occupied housing units with 1.01 or more persons per room.

Parcel: A lot in single ownership or under single control, usually considered a unit for purposes of development.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Quantified Objective: The housing element must include quantified objectives which specify the maximum number of housing units that can be constructed, rehabilitated, and conserved by income level within a five-year time frame, based on the needs, resources, and constraints identified in the housing element (§65583 (b)). The number of units that can be conserved should include a subtotal for the number of existing assisted units

subject to conversion to non-low-income households. Whenever possible, objectives should be set for each particular housing program, establishing a numerical target for the effective period of the program. Ideally, the sum of the quantified objectives will be equal to the identified housing needs. However, identified needs may exceed available resources and limitations imposed by other requirements of state planning law. Where this is the case, the quantified objectives need not equal the identified housing needs, but should establish the maximum number of units that can be constructed, rehabilitated, and conserved (including existing subsidized units subject to conversion which can be preserved for lower-income use), given the constraints.

Regional Housing Needs Plan (RHNP): The Regional Housing Needs Plan (RHNP) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the AMBAG (Association of Monterey Bay Area Governments). These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Regional Housing Needs Share: A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation: The repair, preservation, and/or improvement of substandard housing.

Residential, Multiple Family: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family: A single dwelling unit on a building site.

Rezone: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit intended for the elderly.

Seniors: Persons age 65 and older.

Shall: That which is obligatory or necessary.

Should: Signifies a directive to be honored if feasible.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a tract of land into defined lots in accordance with the Subdivision Map Act, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Subsidize: To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

Vacant: Lands or buildings that are not actively used for any purpose.

Zoning: The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

ATTACHMENT 2:

CEQA IS/ND Addendum

CITY OF BLUE LAKE
PO Box 458, Blue Lake, CA 95525

INITIAL STUDY/NEGATIVE DECLARATION ADDENDUM
(707) 668-5655

**2019-2027 HOUSING ELEMENT UPDATE
CEQA ADDENDUM TO
2001-2008 HOUSING ELEMENT UPDATE INITIAL STUDY/NEGATIVE DECLARATION**

MARCH 2022

PREPARED BY:

City of Blue Lake Planning Department
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Table of Contents

Section	Page
1. ADDENDUM TO AN ADOPTED INITIAL STUDY/NEGATIVE DECLARATION.....	1
1.1BACKGROUND.....	1
1.2 PROPOSED PROJECT SUMMARY.....	1
2. CEQA ANALYSIS	18
3. FINDING	20
 Appendix A – Initial Study/Negative Declaration for the 2001-2008 Housing Element Update	

1. Addendum to an Adopted Initial Study/Negative Declaration

The City of Blue Lake does hereby, prepare, declare, and publish the Housing Element Update California Environmental Quality Act (CEQA) Addendum to the 2001-2008 Housing Element Update CEQA Initial Study/Negative Declaration (IS/ND).

This Addendum has been prepared pursuant to Title 14, Sections 15162 and 15164 of the California Code of Regulations. A copy of the Addendum document, and all supportive documentation, may be reviewed or obtained at the City of Blue Lake Planning Department, 111 Greenwood Ave, Blue Lake, CA 95525.

1.1 BACKGROUND

Under the requirements of State law, every city and county in California must prepare a housing element as part of its general plan. The adopted housing element must document, in detail, existing conditions and projected needs in accordance with State housing law provisions. In addition, the discretionary approval action requires independent and project-specific environmental review.

The 2001-2008 Housing Element Update (3rd cycle) to the Blue Lake General Plan was adopted on June 22, 2004 by the City Council of the City of Blue Lake. The City Council adopted a CEQA Initial Study/Negative Declaration (IS/ND) for the 2001-2008 Housing Element Update (see Appendix A). The 2009-2014 Housing Element Update (4th cycle) to the Blue Lake General Plan was adopted on September 22, 2009 by the City Council. The City did not adopt a Housing Element Update for the 2014-2019 planning period (5th cycle). The CEQA analysis conducted for the last Housing Element Update adopted by the City (2009-2014 planning period or 4th cycle) consisted of an Addendum to the IS/ND prepared for the 2001-2008 Housing Element Update (3rd cycle).

Changes to the Housing Element for the 2019-2027 planning period (6th cycle) are considered minor and are adequately addressed by the previously adopted IS/ND for the 2001-2008 Housing Element Update. A public hearing was held by the Blue Lake Planning Commission on March 21, 2022. At said public hearing, due consideration was given to the environmental effects of the said project and to all objectives to said project, and the Planning Commission believes that the Addendum to the 2001-2008 Housing Element Update CEQA IS/ND should be approved and the Housing Element of the Blue Lake General Plan for the 2019-2027 planning period should be amended as hereinafter set forth.

1.2 PROPOSED PROJECT SUMMARY

State law requires cities in Humboldt County to update their General Plan Housing Element for the 2019 - 2027 planning period (6th cycle). The City of Blue Lake is preparing a Draft Housing Element which includes an analysis required by State law related to: 1) a review of past accomplishments under the last Housing Element update adopted by the City; 2) existing demographics and housing characteristics; 3) land, financial and, administrative resources available to meet housing demand; and 4) market, government,

and environmental constraints. The Humboldt County Association of Governments (HCOAG), a regional planning agency, is responsible for allocating the Regional Housing Need Assessment (RHNA) to individual jurisdictions within the County. The RHNA is distributed by income category. The City of Blue Lake has been allocated a RHNA of 23 dwelling units (7 very low, 4 low, 5 moderate, and 7 above moderate income units). The Housing Element itself does not create physical residential growth in the City. The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate the RHNA. The Draft Housing Element identifies available sites for residential development during the 2019 - 2027 planning period, which exceed the City's RHNA allocation, including sites located within the Powers Creek District.

Below are the Goals, Objectives, and Programs proposed for the 2019-2017 Housing Element Update. The City's Goals, Objectives, and Programs are intended to accomplish the broad State housing goals and requirements as appropriate for Blue Lake's particular needs and circumstances.

Goal HG-1: Assure adequate, safe, cost-effective and energy efficient housing opportunities for all segments of the community, while maintaining the quality living environment and rural character of Blue Lake by planning for and enabling the development of balanced residential neighborhoods with access to affordable housing, community facilities, and public services.

Community Housing Policies

- HP-1.1 Review all new residential development to be consistent with the existing small-town character of the community and blend with existing development, as well as to ensure sustainability and environmental protection.
- HP-1.2 Encourage multi-family developments on larger lots (>1 acre) in the Mixed-Use (MU), Opportunity (O), and Planned Development Residential (PDR) zones.
- HP-1.3 Revise the Municipal Code to allow manufactured housing to be permitted on sites where single-family dwellings would otherwise be allowed.
- HP-1.4 Promote conservation and improvement of the existing housing stock, with emphasis on older structures. Specific areas of concern include energy efficiency, electrical wiring, foundation stability, and prevention of water damage.
- HP-1.5 Encourage the use of private-initiated and / or publicly-funded programs to provide housing for low-and moderate-income families, and pursue as feasible, appropriate, applicable local, State, and Federal housing and economic development programs. As pertinent information becomes available, develop a program for notifying residents of the availability of housing programs and funding.
- HP-1.6 Preserve the City's more affordable housing stock along with historical and cultural heritage through preservation and innovative reuse of older structures.
- HP-1.7 Encourage citizen involvement in property maintenance and efforts to improve the housing stock and overall neighborhood quality.

Goal HG-2: Provide for adequate housing for persons with special housing needs such as target income groups of low-income, the elderly, handicapped, and female-headed households.

Special Needs Housing Policies

- HP-2.1 Discrimination in housing based on race, color, religion, sex, family size, marital status, national origin, ancestry, or other arbitrary factors is not permitted. Support appropriate safeguards to ensure fair housing opportunities.
- HP-2.2 Encourage provisions for access for the handicapped in new or rehabilitated residential and commercial developments by considering exceptions or revisions to City ordinances allowing more flexibility relating to zoning, density, reduced setbacks or other incentives to provide reasonable accommodation or improve living conditions of residents.
- HP-2.3 Encourage the County to allow a variety of housing types in the residential areas surrounding the City. Consider entering into a multi-jurisdictional agreement to provide housing and/or shelter for homeless persons.
- HP-2.4 Encourage new residential development in Blue Lake to specifically address the needs of seniors, including projects that have smaller yards, low-maintenance landscaping, limited mobility fixtures, and appropriately sized parking spaces.

Implementation Programs

- HI-1 Amend the Zoning Ordinance to address the following:
 - **Accessory Dwelling Units (ADUs).** Allow Accessory Dwelling Units (ADU) in accordance with Assembly Bill 2299 and Senate Bill 1069. Consider adopting a Junior Accessory Dwelling Unit (JADU) ordinance to allow for a simple and affordable housing option.
 - **Manufactured housing/Mobile homes.** Allow manufactured housing and mobile homes in the same manner and in the same zone as conventional or stick-built structures are permitted (Government Code Section 65852.3).
 - **Single Room Occupancy Units (SROs).** Define and allow principally permitted in the Mixed-Use (MU), Opportunity (O), and Planned Development Residential (PDR) zones.
 - **Transitional and Supportive Housing.** Define supportive housing. Permit transitional and supportive housing as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure. In addition, supportive housing will be allowed as a permitted use, without discretionary review, in zones where multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses.
 - **Emergency Shelters.** Allow by-right, without discretionary review, in the Mixed-Use (MU), Opportunity (O), or Planned Development Residential (PDR) zoning districts.
 - **Employee Housing.** Comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).
 - **Density Bonus.** Comply with state density bonus law (Government Code [GC] Section 65915, as revised). Promote the density bonus through informational brochures which will be displayed at City Hall.

- **Reasonable Accommodation.** Develop and formalize a process that a person with disabilities will need to go through to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the City and on the City’s website.
- **Residential Care Facilities.** Allow for residential care homes with six or fewer persons by-right in all residential zones subject only to the same restrictions in that zone; and allow larger group homes of seven or more persons in the Mixed-use (MU), Opportunity (O), and Planned Development Residential (PDR) zoning districts with a conditional use permit. Additionally, the City will amend the Zoning Ordinance to update its definition of “family” to be “One or more persons living together in a dwelling unit.”

Responsibility: City Council, Planning Commission, Planning Staff.

Time Frame: Amend the Zoning Code by April 2023. Consider adoption of a JADU ordinance by August 2022.

Funding Source: General Fund and/or grants.

- HI-2 AB 101 (2019), review the City’s Zoning Ordinance and make revisions if necessary, to allow low barrier navigation centers for the homeless per Government Code 65660-65668.

Responsibility: City Council, Planning Commission, and Planning Staff.

Time Frame: Review zoning by 2022. Make revisions by June 30, 2023.

Funding Source: General Fund.

- HI-3 As resources are available, publicize available programs regarding the following topics through a local community newsletter or water billing:

- Subsidized Housing Programs
- Shared Housing Opportunities
- Available day care/nursery school programs
- Permit process to become a licensed day care provider
- Available adult day care program
- Fair Housing Practices
- Nearby Social Services
- Housing Rehabilitation Programs, Weatherization Programs
- Local Employment Opportunities

Responsibility: City Council and City Clerk

Time Frame: Ongoing, as programs are available

Funding Source: General Fund

HI-4 As Notices of Funding Available (NOFAs) are released, apply for available grant funding through the CalHome program to assist individual first-time homebuyers through deferred-payment loans for down payment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance, or technical assistance for self-help homeownership.

Responsibility: City Council, Planning Commission, and Planning Staff.

Time Frame: Annually apply as NOFAs are released.

Funding Source: CalHome and other available funding sources

HI-5 To encourage development of housing for lower- income households including, extremely low-income, and special needs households such as, people experiencing homelessness, senior, single parent, and disabled households, work with local non-profits on a variety of activities, such as conducting outreach to housing developers on an annual basis; providing financial assistance (when feasible), or in-kind technical assistance; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.

In addition, support the rehabilitation of suitable structures to single room occupancy units by providing available grant funding or other financial assistance opportunities when projects are brought to the City.

Responsible Agencies: City Council, Planning Commission, and Planning Staff.

Timeframe: Annual outreach to developers, prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.

Funding Source: General Fund, CDBG funds

HI-6 Encourage new and rehabilitated units to include weatherization improvements such as ceiling and floor insulation, caulking, and weather-stripping, and disseminate energy conservation information for existing housing by publicizing and / or providing information regarding energy audit and weatherization programs, such as those through the Redwood Coast Energy Authority, PG&E, and Energy Upgrade California™, as they become available.

Responsibility: City Council, Planning Commission, and Building Official

Time Frame: Ongoing, as projects are processed.

Funding Source: General Fund

HI-7 The City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.

Responsibility: City Council, Planning Commission, and Planning Staff

Time Frame: Annually review, develop a SB 35 streamlining approval process by January 2022.

Funding Source: General Fund

HI-8 Continue to require all projects to comply with the current version of Title 24 of the California Building Standards Code.

Responsibility: City Building Inspector

Time Frame: Ongoing, as projects are processed.

Funding Source: General Fund

HI-9 Consider requesting a local organization involved in housing rehabilitation (for example, Redwood Community Action Agency [RCAA]) to survey the City of Blue Lake's housing stock as an initial step for reestablishing a housing rehabilitation program for targeted income groups. Once the survey is completed, the City will pursue funding and programs as appropriate.

Responsibility: City Council

Time Frame: Reach out to RCAA by August 2022, if funding is available, complete survey by April 2023. Pursue funding and programs at least twice in the planning period.

Funding Source: General Fund

HI-10 Develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

Specific actions could include but are not limited to:

- Provide dedicated staff that investigates fair housing complaints and enforces fair housing laws.
- Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City's website. City Council meetings will include a fair housing presentation at least once per year.
- Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.
- Develop a proactive code enforcement program that holds property owners accountable.

- Provide education to the community on the importance of completing Census questionnaires.
- Review the Zoning Code and other City codes and policies for consistency with the fair housing law.

Responsibility: City Council, Planning Commission, and Planning Staff

Time Frame: Create Plan by April 2023 and implement on an ongoing basis

Funding Source: General Fund

HI-11 The City will continue to encourage appropriately licensed/permitted cottage or home-base industries, including those related to recreation/tourism to the area, to a reasonable extent, in efforts to bolster the City’s economy, promote affordable housing, and increase employment opportunities by implementing the following actions:

- Permit at least one (1) licensed day care or nursery school operation where appropriate
- Increase tourism revenues by promoting community events
- Increase opportunities for development of cottage industries / home occupations that are compatible with neighborhood character and environmental constraints
- Permit appropriate and necessary ancillary services to the recreational fishing industry

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: As feasible, hold annual meetings between the City Council and Business Community.

Funding Source: General Fund

HI-12 Work with the Redwood Coast Regional Center to implement an outreach program that informs families in the city about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure and directing people to service information on the City’s website.

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: Develop an outreach program within two years of adopting the Housing Element to assist persons with development disabilities.

Funding Source: General Fund

HI-13 To ensure that assisted affordable housing remains affordable, the City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property

owners and tenants regarding proper procedures relating to noticing and options for preservation.

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: Ongoing, as projects approach expiration.

Funding Source: General Fund

- HI-14 To ensure that the use permit process for multi-family projects does not impact the timing, cost, or supply of multi-family development, the City will adopt and apply a Residential High Density (RHD) Combining Zone to sites in the Mixed-use (MU), Opportunity (O), or Planned Development Residential (PDR) zones to allow multi-family residential uses by-right. This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households. The City will also review development standards including, but not limited to, height, lot coverage and density, to ensure they do not constrain the development of housing.

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: Adopt the Residential High Density (RHD) Combining Zone and apply to sites zoned Mixed-use (MU), Opportunity (O), or Planned Development Residential (PDR) to allow multi-family residential uses by-right within 3 years from adoption of this Housing Element.

Funding Source: General Fund

- HI-15 The City will review the City's Safety and Conservation Elements and any other General Plan Elements, as required, and ensure compliance with new State Law. In addition, the city will bi-annually review the effectiveness of the programs in the Housing Element and make revisions as appropriate, including monitoring the effectiveness of programs to accommodate the regional housing need. If programs are not effective in making progress toward the regional housing need, the city will immediately revise strategies and amend the housing element for HCD review.

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: Review by April 2023, revise as necessary by June 2023. Monitor the Housing Element programs annually and submit to HCD by April 1 each year.

Funding Source: General Fund

- HI-16 To comply with SB 1087, the City as the water provider, will set up a process to grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Responsibility: City Council, City Clerk, and Planning Staff

Time Frame: Set up a process by April 2023, ongoing as projects are processed.

Funding Source: General Fund

The following table provides the implementation progress of the City's housing programs from the last Housing Element adopted by the City, which was adopted September 22, 2009 for the 2009-2014 planning period (4th cycle). The following table also includes the changes in program actions between the existing adopted Housing Element (2009-2014 planning period or 4th cycle) and the proposed 2019-2027 Housing Element (6th cycle).

Program	Implementation status	Continue/Modify/Delete
<p>1. The City will review its 2003 Revised Second Unit Ordinance to create ways to further the appropriate construction of "second units or granny units" on single-family lots beyond the creation of the Ordinance and rezoning of lots for applicability.</p>	<p><u>Responsibility:</u> City Staff/Planning Department <u>Time Frame:</u> By 2014</p> <p>During the 5th planning cycle, the City's Accessory Dwelling Unit regulations were determined by HCD to be "null and void" due the numerous inconsistencies with State regulations. Since that time, City staff has deferred to current State regulations for Accessory Dwelling Units. City staff has contacted HCD (adu@hcd.ca.gov) on several occasions to ask questions and receive clarification to ensure that State ADU regulations were being properly implemented in the City.</p>	<p>Modify. See Program HI-1.</p>
<p>2. The City will adopt a density bonus ordinance in accordance with Section 65915 of the Government Code. A density bonus will be granted by the City to an interested developer in</p>	<p><u>Responsibility:</u> City Council <u>Time Frame:</u> By 2014, if applicable.</p> <p>During the 4th and 5th planning cycles, the City did not adopt a density bonus ordinance. The City defaults to current state regulations</p>	<p>Modify. See Program HI-1.</p>

Program	Implementation status	Continue/Modify/Delete
<p>exchange for a guarantee of affordable units.</p> <p>3. The City will encourage planned developments on large parcels to facilitate the construction of a variety of housing types and densities, including multi-family for lower-income households. Financial assistance to offset part of the cost of extending public facilities will be considered by the City as an activity for inclusion in an application to the State Department of Housing & Community Development (HCD) for Community Development Block Grant (CDBG) Funds to assist in upgrading living conditions for the residents of Blue Lake.</p>	<p><u>Responsibility:</u> City Council & RCAA</p> <p><u>Time Frame:</u> If individual is interested and program funds available, City will assist in a minimum of one application in the next five years. City will look into reapplying for funding when funds from the previous grant are expended.</p>	<p>for density bonus requirements.</p> <p>During the 4th and 5th planning cycles, the City encouraged development on Planned Development Residential zoned parcels in the western portion of the City. Parcel 025-101-023 (~3 acres) was approved for the development of three single-family residences and two duplexes. The City did not submit any applications for CDBG funds to encourage planned development during the 4th and 5th planning cycles.</p>
<p>4. The City will propose revision of the R3 Zone in the Zoning Ordinance to establish performance standards (as seen in the newly updated Industrial Zone) that would allow more of the conditionally allowable uses to be principally permitted (by right) and including multi-family developments.</p>	<p><u>Responsibility:</u> Planning Department and City Council</p> <p><u>Time Frame:</u> By 2014</p>	<p>The City considered amendment of the R3 Zone to principally permit multi-family housing during the 4th and 5th planning cycles. The City ultimately decided to develop a Residential High Density Combining Zone that, when applied to individual properties, would principally permit multi-family housing when at least 20 percent of</p>

Program		Implementation status	Continue/Modify/Delete
		the units are affordable to lower-income households. The RHD combining zone is proposed for adoption during the current planning cycle.	
5. The City will continue to apply (or support applications) to HCD and agencies for funds to provide low interest and deferred loan programs for the rehabilitation of housing occupied by targeted income households.	<u>Responsibility:</u> City Staff and City Council <u>Time Frame:</u> Minimum one application in next five years if program funding is offered.	The City was not contacted by any qualifying households during the 4 th and 5 th planning cycles.	Modify. See Programs HI-4 and HI-9.
6. The City will continue participation in the Humboldt County Fair Housing Committee sponsored by the Board of Realtors.	<u>Responsibility:</u> City Council <u>Time Frame:</u> Ongoing	During the 4 th and 5 th planning cycles the City did not participate in the Humboldt County Fair Housing Committee.	Modify. See Program HI-10.
7. The City Clerk is designated as the contact for referral of fair housing complaints to the State Department of Fair Housing and Employment.	<u>Responsibility:</u> City Staff <u>Time Frame:</u> Ongoing. A minimum two notices will be posted each year at City Hall, the County Library, and the Post Office by City Staff.	During the 4 th and 5 th planning cycles, notices were posted on several occasions at City Hall.	Modify. See Implementation HI-10.
8. During the effective period of this element the City will review the zoning ordinance and other City policies for consistency with the fair housing law.	<u>Responsibility:</u> Planning Department and City Council <u>Time Frame:</u> By 2014	During the 4 th and 5 th planning cycles, the City was not made aware of any inconsistencies between the Municipal Code and fair housing law.	Continue. See Program HI-10.

Program		Implementation status	Continue/Modify/Delete
<p>9. During the effective period of this ordinance the City will review the zoning element to include emergency shelters, transitional housing and group housing and allow them in appropriate zones if the need arises. If the need is addressed, Blue lake will enter into a multi-jurisdictional agreement with surrounding communities to address this problem pursuant to SB 2.</p>	<p><u>Responsibility:</u> Planning Department and City Council <u>Time Frame:</u> By 2014</p>	<p>During the 4th and 5th planning cycles, the City considered amending the Municipal Code to allow these uses in the Retail Commercial and Mixed-use zones in and around the downtown. The amendments were not ultimately adopted.</p>	<p>Modify. See Program HI-1.</p>
<p>10. During the effective period of this element the City will review the sewer and water ordinances to ensure compliance with SB 1087. If they are not in compliance, the City will update and amend the ordinances so as to facilitate housing development for lower-income families and workers.</p>	<p><u>Responsibility:</u> Planning Department and City Council <u>Time Frame:</u> By 2014</p>	<p>During the 4th and 5th planning cycles, no amendments were made to ensure compliance with SB 1087.</p>	<p>Continue. See Program HI-16.</p>
<p>11. During the effective period of this element the definition of family in the zoning ordinance will be revised to be compliant with fair housing law.</p>	<p><u>Responsibility:</u> Planning Department and City Council <u>Time Frame:</u> By 2014</p>	<p>This amendment to the Municipal Code did not occur during the 4th and 5th planning cycles.</p>	<p>Modify. See Program HI-1.</p>
<p>12. Energy conservation information for existing housing will be disseminated by publicizing available weatherization programs.</p>	<p><u>Responsibility:</u> City Council <u>Time Frame:</u> Ongoing</p>	<p>During the 5th planning cycle, the City provided information at City Hall about RCEA and RCAA weatherization programs as information was made available. City staff, RCEA, and RCAA conducted public outreach to make</p>	<p>Modify. See Programs HI-3 and HI-6.</p>

Program			Implementation status	Continue/Modify/Delete
13. Rehabilitated units will be encouraged to include retrofit weatherization improvements such as ceiling and floor insulation, caulking and weather-stripping.		<u>Responsibility:</u> City Council <u>Time Frame:</u> As part of any approved, funded program	renters and homeowners aware of these programs. During the 5 th planning cycle, the City provided information about weatherization programs to owners rehabilitating residential units.	Continue. See Program HI-6.
14. New construction will be required to comply with Title 24 of the State Building Code. These requirements are approved by the City Building Department at the time of plan review or permit application.		<u>Responsibility:</u> Building Department <u>Time Frame:</u> Ongoing, current requirement.	During the 4 th and 5 th planning cycles, all new construction was required to comply with Title 24 requirements.	Continue. See Program HI-8.
15. The City will continue to seek methods to revitalize Downtown. The purpose will be to increase local employment opportunities and tourist spending. The City Council will meet with the Blue Lake Chamber of Commerce to discuss business opportunities/constraints.		<u>Responsibility:</u> City Council. <u>Time Frame:</u> Minimum annual meeting with City Council	During the 4 th and 5 th planning cycles, the City continued marketing the Downtown including seeking grant funding to acquire a property for development of a plaza and a portion of the Annie and Mary Trail.	Delete.
16. A capital improvement program will be prepared. Financial assistance will be sought to implement identified strategies from the State Economic Development Set-Aside and HUD's Urban Development Action Grant Program.		<u>Responsibility:</u> City Council. <u>Time Frame:</u> Minimum one application in next five years if program funding is available and specific need is determined.	During the 4 th and 5 th planning cycles, components of a capital improvement program were prepared. The City sought funding through sources other than those identified in this program.	Delete.

Program		Implementation status	Continue/Modify/Delete
<p>17. Large homes suitable for bed and breakfast are encouraged to convert to this use as part of the tourism effort.</p>	<p><u>Responsibility:</u> Homeowner <u>Time Frame:</u> Ongoing/currently available.</p>	<p>During the 4th and 5th planning cycle, the City did not encourage owners of large homes to convert them to bed and breakfast businesses. Instead, the City encouraged owners of large homes to convert them to long-term rental units.</p>	Delete.
<p>18. Increased local employment opportunities should be pursued through development of small business start-up opportunities and designation of suitable area for development. Financial assistance should be pursued.</p>	<p><u>Responsibility:</u> City Council. <u>Time Frame:</u> Minimum one CDBG application in next five years if program funding offered.</p>	<p>During the 4th and 5th planning cycles, the City did encourage the development of small businesses and pursued financial assistance through sources other than those identified in this program.</p>	Delete.
<p>19. Feasibility for group quarter opportunities for targeted groups (single persons, female-headed households, disabled, seniors, etc.) will be researched and implemented if a need or interest is identified. Once a need or interest is identified and program funds are available, the City will apply for HCD's Family Housing Demonstration Program (FHDP).</p>	<p><u>Responsibility:</u> City Council. <u>Time Frame:</u> If individual is interested and program funds available, City will assist in minimum one application next five years.</p>	<p>The City was contacted by one developer interested in developing senior housing during the 5th planning cycle. The project ultimately did not move forward.</p>	Modify. See Program Hi-5.
<p>20. Senior Group Housing Opportunities should be pursued. The</p>	<p><u>Responsibility:</u> City Council.</p>	<p>The City was contacted by one developer interested in</p>	Modify. See Program Hi-5.

Program	Time Frame: If individual is interested and program funds available, City will assist in minimum one application next five years.	Implementation status	Continue/Modify/Delete
<p>City will submit at least one application to HCD, at time a Request for Proposal is distributed, for Senior Citizen Shared Housing Program (SCSHP).</p>	<p><u>Time Frame:</u> If individual is interested and program funds available, City will assist in minimum one application next five years.</p>	<p>developing senior housing during the 5th planning cycle. The project ultimately did not move forward.</p>	
<p>21. The City will revise the Residential-1 (R1) section of the Zoning Ordinance to address group homes (rest homes, nursing homes, etc.) of fewer than six persons to be consistent with State law.</p>	<p><u>Responsibility:</u> Planning Department and City Council <u>Time Frame:</u> By 2014</p>	<p>This amendment to the Municipal Code did not occur during the 4th and 5th planning cycles.</p>	<p>Modify. See Program HI-1.</p>
<p>22. The City will implement the requirements of the American Disabilities Act through the following specific actions:</p> <p>a) The City will provide a process for requesting "reasonable accommodation" with respect to zoning, permit processing, building laws, and the enforcement of building codes and the issuance of building permits. Once the process for "reasonable accommodation" is developed, the City will make this information available to the public by mailing it out with the monthly water bills.</p> <p>b) During the effective period of this element the City will make efforts to</p>	<p><u>Responsibility:</u> City Council and City Building Official <u>Time Frame:</u> Ongoing</p>	<p>a) During the 4th and 5th planning cycles, this task was not completed, and no requests were made for reasonable accommodation.</p> <p>b) During the 4th and 5th planning cycle, no units were developed in the City for persons with disabilities.</p> <p>c) During the 5th planning cycle, the City amended the Municipal Code to allow the City Planner to waive off-street parking requirements administratively. The waiver has been used on several residential projects since its</p>	<p>Modify. See Programs HI-1 and HI-14.</p>

Program	Implementation status	Continue/Modify/Delete
<p>remove any existing constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofits, and evaluation of the zoning code for ADA compliance or other measures that provide flexibility.</p> <p>c) The City will also revise Section 610 of the zoning ordinance to addressing off-street parking facilities to allow for parking reductions for special needs housing.</p>	<p>adoption and could also be used to allow parking reductions for special needs housing.</p>	
<p>23. The City, through local community newsletter or water billing, will publicize available programs or resources regarding the following:</p> <ul style="list-style-type: none"> a) Subsidized Housing Programs. b) Shared Housing Opportunities. c) Available day care/nursery school programs. d. Permit process to become a licensed day care provider. e) Fair Housing Practices. f) Nearby Social Services. g) Housing Rehabilitation Programs, Weatherization Programs. h) Local Employment Opportunities. 	<p>Promotional materials about these programs were made available at City Hall and the Blue Lake Community Resource Center during the 4th and 5th planning cycles.</p>	<p>Continue. See Program HI-3.</p>
<p>24. The City, will conduct proactive efforts to assist multi-development for</p>	<p>a) During the 4th and 5th planning cycles, the City assisted three developers in</p>	<p>Modify. See Program HI-5 and HI-14.</p>

Program	Implementation status	Continue/Modify/Delete
<p>low- and moderate-income households through the following specific actions:</p> <ul style="list-style-type: none"> a) Assist developers in identifying suitable sites b) Work with USDA Rural Development to keep up with funding opportunities applicable to this type of development where zoned appropriately allow conversion of large historic residences into multiple units and use housing rehabilitation money for qualifying users and look for other funding opportunities c) Continue offering pre-application meetings to assist in developmental issues and concerns. 	<p><u>Time Frame:</u> Ongoing, but the funding search will begin upon adoption of this update.</p>	
<p>25. The City will pursue or provide assistance to individuals for the development of limited care facilities for seniors and/or the disabled.</p>	<p>The City was contacted by one developer interested in developing senior housing during the 5th planning cycle. The project ultimately did not move forward.</p>	<p>Modify. See Program HI-5.</p>

2. CEQA Analysis

Under CEQA Guideline Section 15164, an addendum to an Initial Study/Negative Declaration (IS/ND) may be prepared if only minor technical changes are required or if none of the conditions identified in CEQA Guideline Section 15162 are present. In the absence of substantial evidence to support a fair argument that the project changes may result in significant environmental impacts not previously studied, an Addendum to the IS/ND is appropriate. The following review proceeds with the requirements of CEQA Guidelines Section 15162 in mind.

This CEQA analysis discussion concludes that an Addendum is appropriate for the proposed Housing Element Update since the conditions set forth in Section 15162 are not present.

Discussion

The discussion in this Addendum confirms that the proposed changes to the Housing Element Update for the 2019-2027 planning period have been evaluated for significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that a project is "exempt" from CEQA review, as the proposed Housing Element Update is not exempt. Rather, the determination here is that the potential impacts of the proposed 2001-2008 Housing Element Update project were in a previously adopted IS/ND (i.e., the 2001-2008 Housing Element Update IS/ND) and that the IS/ND provides a sufficient and adequate analysis of the environmental impacts of the proposed Housing Element Update for the 2019-2027 planning period. Thus, the City of Blue Lake determined that an Addendum rather than an exemption is the appropriate environmental document. The following identifies the standards set forth in Section 15162. The text that follows the provisions of the law relates to the proposed project.

1. No substantial changes are proposed in the project which would require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The Housing Element Update changes included in the proposed project are limited to complying with State law, or elimination of program actions where the City has already completed the identified task or determined that it is no longer necessary. As with the existing Housing Element, this Update does not result in the rezoning of land, changes to land use designations, or approval of any development project. Subsequent development must be consistent with the General Plan, and if a discretionary act, must complete the CEQA process. The revisions to the program actions primarily represent changes that are necessary to comply with current State law and do not amend the adopted development pattern for the City as expressed in the Land Use Element of the General Plan and would not physically change the environment. All future development must be consistent with the General Plan and zoning ordinance that govern location and type of land use. The proposed program actions would not allow any development to forego the development review and approval process.

2. The project will have one or more significant effects not discussed in the previous EIR or negative declaration.

As indicated in the proposed 2019-2027 Housing Element Update, with adoption of the proposed project, most of the existing housing program actions will be continued or slightly modified. Section 1.2 (Proposed Project Summary) above shows that the amended program actions are similar in impact to the existing program actions, and in most instances are being amended to comply with existing State law. As all development projects must be consistent with the General Plan, zoning, and development standards of the City, and the proposed project does not propose changes to existing land use or zoning designations, the resulting development impacts would be substantially similar to the previously adopted IS/ND for the 2001-2008 Housing Element Update.

3. Significant effects previously examined will be substantially more severe than shown in the previous negative declaration.

There were no significant impacts identified in the previously adopted 2001-2008 Housing Element Update Initial Study/Negative Declaration, and, as stated in question number two above, there are no significant impacts associated with the proposed project.

4. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

There are no mitigation measures included in the previously adopted 2001-2008 Housing Element Initial Study/Negative Declaration, and the proposed project does not result in significant impacts that would result in new mitigation measures. The City is required by State law to follow the program actions of the General Plan, which includes the program actions in the proposed Housing Element Update project.

5. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

There are no mitigation measures included in the previously adopted 2001-2008 Housing Element Update Initial Study/Negative Declaration, and the proposed project does not result in significant impacts that would result in new mitigation measures. The City is required by State law to follow the program actions of the General Plan, which includes the program actions in the proposed Housing Element Update project.

3. Finding

The City of Blue Lake has reviewed the proposed changes to the proposed Housing Element Update project, and on the basis of the whole record before it, the City has determined that there is substantial evidence to support the determination that the 2001-2008 Housing Element Initial Study/Negative Declaration (IS/ND) remains relevant in considering the environmental impacts of the proposed project changes.

Further, there is no substantial evidence to suggest that the environmental impacts of the proposed project, as identified in this Addendum, may have a significant effect on the environment beyond what was evaluated in the adopted 2001-2008 Housing Element IS/ND. Therefore, a subsequent IS/ND or IS/Mitigated Negative Declaration is not required. This Addendum to an adopted IS/ND has been prepared pursuant to Title 14, Section 15162 and 15164 of the California Code of Regulations.

Appendix A

Initial Study/Negative Declaration
2001-2008 Housing Element Update

City of Blue Lake

Housing Element Update

Initial Study Checklist

1. **Project title:** City of Blue Lake Housing Element Update for 2001-2008
2. **Lead agency name and address:**
City of Blue Lake
111 Greenwood Ave Blue Lake, CA 95525
Phone: (707) 668-5655; Fax: (707) 668-5916
3. **Contact person and phone number:** Robert Brown, City Planner
Garry Rees, Assistant City Planner
4. **Project location:** The project site is located in Humboldt County, in the City of Blue Lake. (See project location map).
5. **Project sponsor's name and address:**
City of Blue Lake
111 Greenwood Ave Blue Lake, CA 95525
Phone: (707) 668-5655; Fax: (707) 668-5916
6. **General plan designation:** See General Plan Map (Attached)
7. **Zoning:** See Zoning Map (Attached)
8. **Description of project:** Update of the City of Blue Lake Housing Element for the 2001-2008 period to comply with Senate Bill 491, (Chapter 58, Statutes of 2003). The Housing Element will be updated to include the Census 2000 data, the 2003 Regional Housing Needs Plan for Humboldt County (2001-2008), and the City of Blue Lake Housing Conditions Survey Report completed in June-August of 2001 and February 2002.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**
The City of Blue Lake is an incorporated city located in Humboldt County, eight miles inland from Humboldt Bay on State Highway 299. It is situated in the Mad River

Valley. Highway 299 runs north of the current City boundaries, and the Mad River borders the City on the south and west. Potential flooding along a portion of the City is controlled by a levee. A historic lake, for which the City was named, no longer exists and is now a small freshwater marsh of about 2.5 acres on the southeastern side of town. Dave Powers Creek runs from the northeast through the center of town to the southwest. The lower creek channel remains dry in the summer but floods, to some degree every winter. The creek still supports native salmon and steelhead.

The lands surrounding Blue Lake are comprised of steep hillsides to the north and east, and more level, agricultural lands to the west and south. The land uses surrounding Blue Lake are a combination of Rural Residential, Agriculture, Timberland, Commercial, Industrial, and Open Space land uses. North and northwest of the City is primarily rural residential and agriculture; agricultural uses include row crops and cattle grazing. Lands to the east are primarily timberland, much of which is owned by a single timber company and are occasionally harvested for timber. Southeast and south of the City is a combination of agriculture, timberland, and rural residential (See Map 1).

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**

Department of Housing & Community Development (HCD)
Office of Planning & Research (State Clearinghouse)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--------------------------------------------------------|----------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Findings of Significance | <input checked="" type="checkbox"/> None |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

02/19/04

Date

Garry Rees, Assistant City Planner
Printed Name

City of Blue Lake
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation

Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS: Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IV. BIOLOGICAL RESOURCES: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V. CULTURAL RESOURCES: Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VI. GEOLOGY AND SOILS: Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IX. LAND USE AND PLANNING: Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. MINERAL RESOURCES: Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. NOISE: Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
levels existing without the project?				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII. POPULATION AND HOUSING: Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XIII. PUBLIC SERVICES:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XIV. RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XV. TRANSPORTATION/TRAFFIC: Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
of probable future projects)?				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**ENVIRONMENTAL INFORMATION SUPPORTING THE CEQA INITIAL STUDY
CHECKLIST**

PROJECT DESCRIPTION/ SETTING

(DESCRIPTION):

Update of the City of Blue Lake Housing Element for the 2001-2008 period to comply with Senate Bill 491, (Chapter 58, Statutes of 2003). The Housing Element will be updated to include the Census 2000 data, the 2003 Regional Housing Needs Plan for Humboldt County (2001-2008), and the City of Blue Lake Housing Conditions Survey Report completed in June-August of 2001 and February 2002.

The updated 2003 Regional Housing Needs Plan found that a total of 29 units should be added to the City of Blue Lake between 2001-2008, with the following allocation to income groups:

2001-2008 Regional Housing Responsibility

	# Units	Overall %
Very Low	3	10.3
Other Lower	9	31
Moderate	3	10.3
Above Moderate	14	48.3

(SETTING):

The City of Blue Lake is an incorporated city located in Humboldt County, eight miles inland from Humboldt Bay on State Highway 299. It is situated in the Mad River Valley. Highway 299 runs north of the current City boundaries, and the Mad River borders the City on the south and west. Potential flooding along a portion of the City is controlled by a levee. A historic lake, for which the City was named, no longer exists and is now a small freshwater marsh of about 2.5 acres on the southeastern side of town. Dave Powers Creek runs from the northeast through the center of town to the southwest. The lower creek channel remains dry in the summer but floods, to some degree every winter. The creek still supports native salmon and steelhead.

The lands surrounding Blue Lake are comprised of steep hillsides to the north and east, and more level, agricultural lands to the west and south. The land uses surrounding Blue Lake are a combination of Rural Residential, Agriculture, Timberland, Commercial, Industrial, and Open Space land uses. North and northwest of the City is primarily rural residential and agriculture; agricultural uses include row crops and cattle grazing. Lands to the east are primarily timberland, much of which is owned by a single timber company and are occasionally harvested for timber. Southeast and south of the City is a combination of agriculture, timberland, and rural residential (See Map 1).

DISCUSSION OF CHECKLIST RESPONSES:

1. AESTHETICS.

Findings:

- a) The project will not have a substantial adverse effect on a scenic vista: Less than significant impact.
- b) The project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway: Less than significant impact.
- c) The project will not substantially degrade the existing visual character or quality of the site and its surroundings: Less than significant impact.
- d) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area: Less than significant impact.

Setting:

Scenic vistas in the area generally consist of views of nearby ridge tops, the quiet, rural agricultural valley and the Mad River, which drains into the Pacific Ocean to the west.

The "Entrance to the City" is currently uncluttered without the typical services found at many other highway interchanges around the state. This rural atmosphere provides an important backdrop to the entrance to the City while traveling in either a westerly or easterly direction. While traveling east views of the sometimes snow covered Coastal Range mountains serve as a backdrop to the small community of Blue Lake and surrounding agricultural areas. Approximately 60 flowering plum trees near the interchange greet the Spring traveler. Truck farming activities by Potter's Produce on the Christie Ranch provides views of row crops in the summer and a large pumpkin patch in the Fall. Traveling west on Highway 299 views are available of the small town of Blue Lake, nestled in the valley surrounded by agricultural land, forested hillsides and the Mad River floodplain.

Discussion:

No impacts will occur to aesthetic resources due to the annexation of County lands since it is the intent of the City to maintain the view shed and aesthetic qualities of the surrounding Mad River Valley as expressed in the 1986 Blue Lake General Plan and 1997 Blue Lake Community Visioning and Strategic Plan.

Nighttime light conditions are consistent with mixed rural residential, public facilities and agricultural land uses. As future development occurs, new sources of light or glare could potentially be introduced to the area. However, mitigation measures will be required of each future project that will prevent lighting from leaving the site.

Cumulative Impact:

Since it is the intent of the City of Blue Lake to protect aesthetic resources within the City, no cumulative impacts should occur to aesthetic resources due the implementation of the housing element.

2. AGRICULTURE RESOURCES.

Findings:

- a) The project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use: No impact.
- b) The project will not conflict with existing zoning for agricultural use, or a Williamson Act contract: No impact.
- c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use: Less than significant impact.

Setting:

Ample precipitation, fertile soils and the mild coastal climate make for productive farming in Humboldt County, including the Mad River Valley. Agriculture is an important component of both the local economy and character. Yet, conversion of farmland to other uses has been the trend in recent decades.

According to the County Framework Plan (1984), nearly 100,000 acres of farmland over several decades were converted due to subdivision activity. Rangeland has been converted to both timber production and rural subdivision. Productive farmland near population centers is often being replaced with poorer farmland that required more energy and costs for transportation, fertilization and irrigation. Additionally, farmers are moving away from small farms into conglomerate farms. According the 1997 Census of Agriculture, between 1992 and 1997, Humboldt lost 13,228 acres, or two percent of farmland and 82 farms. The average farm size increased in those five years from 684 acres to 738 acres. The number of full time farmers also decreased 13 percent from 482 to 417. Currently, there are about 50,000 acres of farmland and 295,000 acres of grazing land. With a total of about 273,000 acres under agricultural preserve contract in the county, the Williamson Act secures nearly 80 percent of the total agricultural land in Humboldt. These preserves are generally located in the southern portion of the coastal zone and the southeastern portion of the county. No land within the City is under a Williamson Act Contract.

There is a parcel on the southern portion of the City which is zoned Agriculture Exclusive (AE) and is primarily used for grazing purposes. The AE zone allows 1 unit per 10 acres. There are prime agricultural soils within the City limits that exist on parcels that are not in economically viable units and have therefore been zoned for residential, commercial, public facility, and industrial development.

Discussion:

The Farmland Mapping and Monitoring Program of the California Resources Agency has not yet mapped farmland in Humboldt County (www.consrv.ca.gov). However, it is known that there are areas of prime agricultural soils within the City, but these are not within economically viable units and therefore development of these areas is not considered a significant impact.

No land within the City is under a Williamson Act Contract.

Since the existing environment within the City is developed it is not anticipated that implementation of the Housing Element will result in the conversion of farmland to non-agricultural use.

Cumulative Impact:

Since the areas within the City containing prime agricultural soils are not economically viable units and are zoned for development other than agricultural use, it is not anticipated that development of these parcels with residential uses will cause cumulative impacts to agricultural resources within the City.

3. AIR QUALITY.

Findings:

- a) The project will not conflict with or obstruct implementation of the applicable air quality plan: Less than significant impact.
- b) The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation: Less than significant impact.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors): Less than significant impact.
- d) The project will not expose sensitive receptors to substantial pollutant concentrations: No impact.
- e) The project will not create objectionable odors affecting a substantial number of people: Less than significant impact.

Setting:

The project site is located in Humboldt County, which lies within the North Coast Air Basin (NCAB). The NCAB extends for 250 miles from Sonoma County in the south to the Oregon border. The climate of NCAB is influenced by two major topographic units: the Klamath Mountains and the Coast Range provinces. The climate is moderate with the predominant weather factor being moist air masses from the ocean. Average annual rainfall in the area is approximately 60 inches with the majority falling between October and April. Predominate wind direction is typically from the northwest during summer months and from the southwest during storm events occurring during winter months.

As in all of Northern California, the principal control on climate in the NCAB is the high pressure cell (i.e., the Pacific High) which is nearly always present off the west coast of North America. Because of the wintertime southward shift in the Pacific High, the NCAB is subject to a series of frontal systems which sweep across the region in an almost unbroken succession. In summer, the Pacific High shifts northward diverting most storms well to the north of California. Due to the upwelling immediately off the coast, the comparatively warm Pacific air mass drifting over this band of cold water is cooled in the lower layers forming a deck of coastal stratus. As this stratus bank sweeps inland, the air is heated so that the moisture is evaporated a few miles inland. This bank of clouds

usually extends inland further during the night and then recedes to the vicinity of the coast during the day. Prevailing winds are generally from the northwest through north along the coast. The coastal ranges are responsible for deflecting these winds so that except for the immediate coast, the wind direction is likely to be more a product of local terrain than it is of the prevailing circulation.

Air quality in the City is influenced mostly by pollutant transport from upwind areas, such as Arcata, but also by local emission sources, such as wood burning stoves and fireplaces during the winter months, and vehicles using area roadways such as State Route 299.

When there is a local air inversion the air quality in Blue Lake deteriorates, but this is mostly due to pollution generated outside of the planning area.

Discussion:

Project-related air quality impacts fall into two categories: short-term impacts due to construction of future development, and long-term impacts due to operation of and transport to and from future development. Construction-related impacts would occur with each future development project, and operational-phase impacts associated with future development would begin once the first project is complete and would increase from that point as other projects are completed over time.

Toxic air contaminants are pollutants that are associated with acute, chronic, or carcinogenic effects but for which no ambient air quality standard has been established or, in the case of carcinogens, is appropriate. At this time, there are no existing facilities or activities in the City that generate notable quantities of toxic air contaminants.

The NCAB is primarily affected by particulate matter. Not only is exposure to elevated levels of this pollutant a health hazard, but particulate matter may also cause nuisance-type impacts. Nuisance-type impacts include reduced visibility and dust settlement on nearby areas.

The NCAB is an area of "non-attainment" for state standards for particulates. However, the basin does meet federal particulate standards. More than 5,000 vehicle trips would have to be generated to reach the NCUAQMD's significance criteria of 15 tons of PM-10 per year. It is estimated that with the development of all 29 housing units allocated to Blue Lake that less than 5,000 vehicle trips would be generated per year creating less than 15 tons of PM-10 per year.

The NCUAQMD publishes significant emission rates for stationary sources of air contaminants (Regulation 1, Rule 130). Emissions are considered significant (defined in terms of tons emitted per year) if a new or modified stationary source exceeds the listed values (for PM-10 the amount is 15 tons/year). There are no established significance criteria for mobile sources of emissions, but large projects can be compared with stationary source criteria to identify the cumulative impacts of many mobile sources such as motor vehicles (Arcata General Plan: 2020, p. 4-41).

Some receptors are considered more sensitive than others to air pollutants. Reasons for greater sensitivity include pre-existing health problems, proximity to emissions sources, or duration of exposure to air pollutants. Schools, hospitals, and convalescent

homes are considered to be relatively sensitive to poor air quality because children, elderly people and the infirm are more susceptible to respiratory infections and other air quality-related health problems than the general public. Residential areas are also sensitive to poor air quality because people usually stay home for extended periods of time. The largest concentration of residential uses in the area lies in central Blue Lake. There are currently no sources of substantial pollutant concentrations within or around the City of Blue Lake.

At the northwestern portion of the City near a large portion of the vacant land that will be developed in the future, is the City's sewer treatment facility. Two potential sources of contamination are associated with this operation, they are pathogens and disinfectants. The pathogens emanate from human wastewater being treated at the plant. The pathogen group is a general descriptor of the individual types of bacteria and viruses known to occur in human wastewater (Laws, 1993). These include Escherichia coli, Salmonellae, Shigallae, Cholera, and Giardia. Chlorine is currently being used as a disinfectant. Chlorine poses a potential human health risk, as it is a strong oxidizer. However, if operations at the wastewater treatment facility are maintained per operating guidelines these potential sources of contamination will be less than significant. Residences and other development surrounding the wastewater treatment facility could be affected by odors emanating from the facility. These odors are not toxic, and are part of normal operations of the treatment facility. The City currently requires an odor easement for new development in the City within a certain distance of the treatment facility. The generation of odors will not be increased by adding users to the system since upgrades will be funded by new user connection fees.

Cumulative Impact:

Cumulative Impacts to the air basin are addressed within the requirements of the Clean Air Act and the General Conformity Rule. Using the significance thresholds in the General Conformity Rule, the air basin would not be significantly impacted by the implementation of the Housing Element when added to potential impacts from other actions. As a result, no significant cumulative impact should occur.

4. BIOLOGICAL RESOURCES.

Findings:

- a) The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service: Less than significant impact.
- b) The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service: Less than significant impact.
- c) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means: Less than significant impact.

- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites: Less than significant impact.
- e) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance: No impact.
- f) The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan: No impact.

Setting:

The City of Blue Lake is situated in the Mad River Valley. Highway 299 runs north of the current City boundaries, and the Mad River borders the City on the south and west. Potential flooding along a portion of the City is controlled by a levee. A historic lake, for which the City was named, no longer exists and is now a small freshwater marsh of about 2.5 acres on the southeastern side of town. Dave Powers Creek runs from the northeast through the center of town to the southwest. The lower creek channel remains dry in the summer but floods, to some degree every winter. The creek still supports native salmon and steelhead.

The lands surrounding Blue Lake are comprised of steep hillsides to the north and east, and more level, agricultural lands to the west and south. The land uses surrounding Blue Lake are a combination of Rural Residential, Agriculture, Timberland, Commercial, Industrial, and Open Space land uses. North and northwest of the City is primarily rural residential and agriculture; agricultural uses include row crops and cattle grazing. Lands to the east are primarily timberland, much of which is owned by a single timber company and are occasionally harvested for timber. Southeast and south of the City is a combination of agriculture, timberland, and rural residential (See Map 1).

Discussion:

The Housing Element will not result in actual construction but does encourage and propose development activities during the effective period of the update. The only known rare, endangered, threatened, or candidate species or plants or animals known to exist within or surrounding the City of Blue Lake city limits are salmon and steelhead.

Future development within the City has the potential to impact areas of riparian habitat or wetlands. Projects that may be located near an adjacent creek or wetland are referred to the CA Department of Fish & Game and/or Army Corps of Engineers at the time a specific proposal is submitted to the City. The project will not result in a barrier to migration or deteriorate any existing fish or wildlife habitat.

The project will not conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance.

The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Cumulative Impact:

The existing environment of the City of Blue Lake is developed. Therefore, it is assumed wildlife living in the area have already adapted to existing disturbances and would not be further disturbed by implementation of the Housing Element.

5. CULTURAL RESOURCES.

Findings:

- a) The project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5: Less than significant impact with mitigation incorporation.
- b) The project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5: Less than significant impact with mitigation incorporation.
- c) The project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature: Less than significant impact with mitigation incorporation.
- d) The project will not disturb any human remains, including those interred outside of formal cemeteries: Less than significant impact with mitigation incorporation.

Setting:

Cultural resources are remains and sites associated with human activities, including Native American archaeological sites (both prehistoric remains and sites occupied after European arrival), historic buildings and archaeological sites, and natural landscape elements with traditional cultural significance (including areas of economic and religious significance).

The vacant land in which future development would occur contains no known historic, archeological or paleontological resources as defined in CEQA Guidelines Sec. 15064.5.

Ranching has taken place in the vicinity of the City since the mid-1800's. Early ranching and mining operations often involved construction of access roads, railroads, residential and farm structures, and additional features (e.g., ponds, ditches, irrigation components, etc.). Collectively, these historic activities have affected many of the prehistoric sites in the region.

Discussion:

The vacant land in which future development would occur contains no known historic, archeological or paleontological resources as defined in CEQA Guidelines Sec. 15064.5. Mitigation for potential impacts to unknown cultural resources will be included as part of the each future development project and similar mitigation is required for all development in Blue Lake to comply with City policies and the California Environmental Quality Act (CEQA).

Cumulative Impact:

Mitigation for potential impacts to unknown cultural resources will be included as part of the each future development project and similar mitigation is required for all

development in Blue Lake to comply with City policies and the California Environmental Quality Act (CEQA). No cumulative impacts to cultural resources would occur as a result of implementation of the Housing Element.

6. GEOLOGY AND SOILS.

Findings:

- a) i) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to Divisions of Mines and Geology Special Publication 42: Less than significant impact.
- a) ii) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking: Less than significant impact.
- a) iii) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction: Less than significant impact.
- a) iv) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides: Less than significant impact.
- b) The project will not result in substantial soil erosion or the loss of topsoil: Less than significant impact.
- c) The project will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse: Less than significant impact.
- d) The project will not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property: No impact.
- e) The project will not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water: No impact.

Setting:

Blue Lake is located in the lower Mad River Valley, a downfaulted portion of the Northern California Coastal Ranges geologic province of California. The oldest and most widespread rocks in the area belong to the Franciscan Complex of Late Jurassic Cretaceous age (100,000,000 – 145,000,000 years old) -- a badly disrupted and sheared mass consisting predominantly of greywacke (a type of sandstone) and shale, with subordinate volcanic rocks (largely greenstone, altered basalt), conglomerate, chert, and minor metamorphic rocks ("blueschist"). The sedimentary and volcanic rocks were deposited in a marine trough along the west coast of North America which was subsequently severely deformed and uplifted. The widespread disarray of the rocks within the Franciscan Complex, and prevalence of shear zones, testify to the immense forces involved in its disruption. Most of the deformation took place during and soon after its deposition, so that the shear zones are no longer active. The ubiquitous

presence of this sheared rock, however, together with rapid and unpredictable changes in rock type from place to place, give the associated slopes a general, but highly variable, instability.

Downfaulting along a narrow northeasterly trend commenced during or following this phase of deposition. The present town site, and the adjacent Mad River Valley, are related to this downfaulting. The course of the Mad River, probably originally positioned along the downfaulted trend, has modified the terrain through periods of valley widening interspersed with downcutting. In the Essex area west of Blue Lake, the river cuts across this trend of faulting, and heads westward to the sea.

The youthful and steep topography of the coast range is known for its potential for landslides. Humboldt County in general is at risk from strong ground shaking. The western portions of Humboldt County, and adjoining offshore areas, are regions of moderate to high seismicity. Plate 1 of the 1975 Blue Lake Public Safety Element shows the location of major faults in this area. Except for the Cape Mendocino area, no obvious patterns emerge tying earthquakes to particular faults or shear zones. The only known historical surface rupture associated with a fault in the area was in 1906 along the San Andreas Fault in southern Humboldt County, at Shelter Cove and Upper Mattole. The frequent earthquakes south and southwest of Ferndale are taken to indicate modern activity along the Cape Mendocino-False Cape shear zone.

Elsewhere in the area no faults can be demonstrated to be unequivocally active, but several should be viewed with considerable suspicion. Recognizing that the data is sparse the approach identified in the appendix has been used to estimate the maximum probable earthquake (the strongest earthquake likely to occur on a given major fault during any 100-year period). The magnitude of such an event is estimated at 6.4 (Richter scale), and could occur at any one of the four faults in the northern Humboldt County seismic area. The four faults in the southern seismic area are far enough away so that no serious damage stemming from movement on them is anticipated in the Blue Lake planning area.

From this estimate of magnitude it is possible to predict the maximum and repeatable bedrock accelerations that would be felt in the Blue Lake planning area from any of the four northern faults. The maximum bedrock acceleration estimates range from .24 to .75 and the repeatable strong bedrock acceleration estimates range from .16 to .49 g. Higher intensities would be expected in areas underlain by river alluvium, unstable landslide terrain or fill. The higher figures are due to the location of the Falor-Korbel Fault zone which passes through the Blue Lake planning area. This zone consists of four northwest trending faults -- two of them, the Korbel and Falor, being just outside the planning area on the northeast and southwest respectively, and two smaller faults immediately northeast of Blue Lake (see Plate 3). Since three of the four published epicentral locations for the 1954 "Humboldt Bay" earthquake place it within or closely adjacent to this zone, there is a high likelihood that on or more of the major faults in the Falor-Korbel zone is active. The other three major fault zones in the northern Humboldt County area are considered potentially active.

The soils in the general area of the project site have developed on materials that have undergone rapid uplift or were derived from material eroded from uplifted geologic materials then reworked and deposited down gradient. The erosion hazard rating for

these soils on gentle slopes (0 to 5 percent) is considered to be low based on experience with similar soils (Geoengineers, 2000). These soils are generally well drained to excessively well-drained.

Liquefaction is defined as "the sudden large decrease of shearing resistance of a cohesionless soil, caused by collapse of the soil structure by shock or strain, and associated with a sudden but temporary increase of the pore fluid mass" (American Geologic Institute, Glossary of Geology). Fine unconsolidated sand or silt saturated with water is particularly subject to liquefaction. Horizontal to slightly tilted layers of this material may underlie river flood plains and terraces. Earthquake shock waves may cause an overlying sloping soil mass to slide laterally along the temporarily liquefied layer at the base.

The lowlands and present river flood plain in the Blue Lake planning area are underlain by river alluvium of undetermined thickness. Such alluvium (silt, sand, pebbles, cobbles) may contain lenses of material susceptible to liquefaction, especially when under the shallow water table (top of saturated zone) characteristic of the area. Although, if these zones are present they are likely of minor extent, the possibility of localized liquefaction should not be discounted entirely. The siting of critical structures should assess this potential by means of borings beneath the sites. Under moderate to intense shaking, unconsolidated alluvium and soils may undergo various amounts of horizontal displacement toward adjacent unconfined areas (such as the bluff along a river or stream), associated in some cases, with liquefaction. Cracks and fissures generally accompany this "lurching", ranging from inches to many feet in length, and of varying widths. Intervening ground segments are often tilted. Structures located on such ground can be severely disrupted and tilted.

Differential subsidence or settlement may occur in under consolidated materials during shaking, associated with the induced tendency toward a more compact arrangement of the grains. As the porosity is decreased, pore water may be forced to the surface to form sand boils or mud spouts. Ground settlement often leads to tilting of buildings or differential settlement of other engineered structures. Again, the lowland areas and present Mad River flood plain are most susceptible to this type of earthquake effect, associated with the unconsolidated alluvium underlying these areas.

Discussion:

The areas proposed for future development are located in a complex local tectonic environment with multiple seismic sources capable of producing strong ground motion. Any future development that occurs as part of implementation of the Housing Element will be required to meet the California Building Code which will ensure that it is able to withstand a seismic event.

It is anticipated that grading and recontouring would occur as part of future individual development projects submitted to the City of Blue Lake. Grading would be needed to create building sites, installation of new and expanded roadways and excavation for underground utilities. Proposed grading would change the existing topographic elevations of portions of the site and would require movement of earthen material to achieve proposed grades. The location and extent of proposed grading and topographic changes is not known at this time, but individual grading plans would be submitted to the City of Blue Lake at the time development is proposed and would be required to be

designed to prevent landslides, soil erosion, and the loss of topsoil. There are no expansive soils located in the areas proposed for future development.

The project will not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems since all future development within the City will be required to connect to the City's sewer treatment plant.

Cumulative Impact:

Potential project impacts related to geology and soils would be mitigated by measures required to ensure proper design for site considerations. The implementation of the Housing Element will potentially lead to development that will be required to comply with the California Building Code. No potential cumulative impacts will occur to the geology and soils on the parcels that will be developed.

7. HAZARDS AND HAZARDOUS MATERIALS.

Findings:

- a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials: Less than significant impact.
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment: No impact.
- c) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school: No impact.
- d) The project will not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment: Less than significant impact.
- e) The project will not, for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area: No impact.
- f) The project will not, for a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area: No impact.
- g) The project will not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan: Less than significant.
- h) The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized area or where residences are intermixed with wildlands: Less than significant.

Setting:

The areas proposed for future development are not on any list of hazardous materials sites. There is little industry and commercial use in the area, so hazardous land uses

are negligible. Explosives or dangerous chemicals are seldom transported throughout the area but an accidental spill or explosion on Highway 299 is a possibility.

Potential sites of past historic hazardous materials usage, storage, and/or contamination may have occurred in the areas proposed for future development prior to the activation of the agency maintained database system. Consequently, there is a possibility that undetected hazardous materials are present in the areas proposed for future development and could be uncovered during future development activities.

At the northwestern portion of the City adjacent to a large portion of the vacant land that will be developed in the future, is the wastewater treatment facility for the City. Two potential sources of hazards are associated with this operation: pathogens and disinfectants. The pathogens emanate from human wastewater being treated at the plant. The pathogen group is a general descriptor of the individual types of bacteria and viruses known to occur in human wastewater (Laws, 1993). These include *Escherichia coli*, *Salmonellae*, *Shigellae*, *Cholera*, and *Giardia*. Chlorine is currently being used as a disinfectant. Chlorine poses a potential human health risk, as it is a strong oxidizer. However, if operations at the wastewater treatment facility are maintained per operating guidelines these potential sources of contamination are less than significant

The nearest school to the project site is Blue Lake Union Elementary which is directly adjacent to the areas proposed for future development.

Discussion:

It is not anticipated that future residential development will involve the handling, transport, or use of hazardous materials. The areas proposed for future development are not on any list of hazardous materials sites.

Future residential development will not involve the emission of hazardous substances or involve the handling of hazardous materials, and will therefore not impact the Blue Lake Union Elementary school adjacent to a portion of the vacant parcels within the City.

At the northwestern portion of the City adjacent to a large portion of the vacant land that will be developed in the future, is the wastewater treatment facility for the City; which is a potential source of contamination. However, if operations at the wastewater treatment facility are maintained per operating guidelines these potential sources of contamination are less than significant

The areas proposed for future development are not in close proximity to a public airport or private airstrip. The closest air service is at the County Airport northwest of the project area in McKinleyville.

Future development will not impair the implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan. The City will cooperate with all governmental entities (County, Rancheria, etc.) in the area that have developed such plans to ensure a unified response to any emergency situations. In addition, all future development will be reviewed to ensure that they are consistent with adopted emergency response plans or emergency evacuation plans.

The project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. There is a very minimal amount of vegetation and accumulated fuels within the areas proposed for future development since these areas are already substantially developed. Impacts from wildland fires are considered less than significant.

Cumulative Impact:

The implementation of the Housing Element, when considered in combination with other planned and reasonably foreseeable future actions, would not lead to significant cumulative waste management or hazardous material impacts.

8. HYDROLOGY AND WATER QUALITY.

Findings:

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

Setting:

The City of Blue Lake is situated in the Mad River Valley. The Mad River borders the City on the south and west. A historical lake, for which the City was named, no longer exists and is now a small freshwater marsh of about 3.5 acres on the southern side of town. A levee on the north bank of the North Fork of the Mad River has successfully contained past flooding and it is expected to withstand a 100-year storm event. Dave Powers Creek runs from the northeast through the center of town to the southwest. The lower creek channel remains dry in the summer but floods, to some degree, every winter. Flooding occurs in the area north of the railroad but most of the bank overflow occurs between the railroad and the Mad River where the flood plain spreads out and floods an area east of West End Road. Near the Mad River it flows north and isolates the area around the sewage treatment plant. Some residences in the lower reach have been affected by flooding and various efforts to clean out the brush and debris in the creek have been undertaken in the past with only limited success.

Water table levels are anticipated to fluctuate as a function of changing river stage and precipitation.

The conversion of land from open space to impervious surfaces (such as buildings, driveways, parking areas, etc.) typically results in increased runoff. Depending upon the duration and intensity of a storm, this increased stormwater runoff could result in increased erosion and downstream flooding if channels are unable to contain the increased flow within their banks.

The Matthews Dam Emergency Action Plan (EAP) analyzes the worst case flood scenario for the City of Blue Lake. This would occur if the maximum recorded flood (1964) and the failure of Matthews Dam combined together into one catastrophic flood. In this situation portions of the areas proposed for future development would experience substantial flooding.

Discussion:

The project will not violate any water quality standards or waste discharge requirements as all future development will be required to meet the standards established by the Regional Water Quality Control Board (RWQCB).

The project will not deplete any groundwater supplies as all future development will be required to connect to the City's water system which comes from the Humboldt Bay Municipal Water District (HBMWD). The City currently has more than enough capacity to service the additional housing units that will be developed through implementation of the Housing Element.

Future development will not be permitted to alter the course of a stream or river, but may alter the drainage pattern of the parcels that will be developed. Any alteration of site drainage will be required to be designed so as to not result in flooding on or off site. All drainage plans will be reviewed by the City Engineer to ensure they will function properly.

The project will not create or contribute substantial amounts of runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. If it is anticipated by the City Engineer

and City Staff that the stormwater drainage system capacity will be exceeded, the project will be required to incorporate design features which will mitigate and prevent such occurrences.

Portions of the City are located within the 100-year flood plain of the Mad River and Dave Powers Creek, as mapped and revised by FEMA in 1997. All future development will be required to be placed above or outside of the identified flood zones. It is estimated that the failure of Matthews Dam would be similar to 100 year flood elevations, unless combined with high rain fall levels, and therefore the placement of structures above 100 year flood elevations would be adequate to minimize the impacts from failure of the dam.

Future development will not be susceptible to inundation by a seiche, tsunami, or mudflow since the areas proposed for development are not close enough to the ocean, are not located near a large body of water, and are not adjacent to a hillside subject to mudflow.

Cumulative Impact:

The conversion of land from open space to impervious surfaces will result in both increased peak flow and increased total discharge during wet weather events. A watershed's runoff characteristics are altered when impervious surfaces replace natural or agricultural vegetation. Runoff changes may increase stream volumes, increase stream velocities, increase peak discharges, shorten peak flows, and lessen groundwater contributions to stream base flows during non-precipitation periods. Urban areas also have significant sources of nonpoint source pollution that can affect regional water quality when examining the entire watershed's contribution to receiving waters. However, due to the rural nature of the project area, it is unlikely that implementation of the Housing Element would have significant cumulative impacts on water quality when it is combined with the existing condition in the area. In addition, mitigation measures will be required of future development that would lessen the potential for the project to contribute to cumulative impacts.

9. LAND USE AND PLANNING.

Findings:

- a) The project will not physically divide an established community: No impact.
- b) The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect: No impact.
- c) The project will not conflict with any applicable habitat conservation plan or natural community conservation plan: No impact.

Setting:

The City of Blue Lake is an incorporated city located in Humboldt County, eight miles inland from Humboldt Bay on State Highway 299. It is situated in the Mad River Valley. Highway 299 runs north of the current City boundaries, and the Mad River borders the City on the south and west. Potential flooding along a portion of the City is controlled by

a levee. A historic lake, for which the City was named, no longer exists and is now a small freshwater marsh of about 2.5 acres on the southeastern side of town. Dave Powers Creek runs from the northeast through the center of town to the southwest.

The lands surrounding Blue Lake are comprised of steep hillsides to the north and east, and more level, agricultural lands to the west and south. The land uses surrounding Blue Lake are a combination of Rural Residential, Agriculture, Timberland, Commercial, Industrial, and Open Space land uses. North and northwest of the City is primarily rural residential and agriculture; agricultural uses include row crops and cattle grazing. Lands to the east are primarily timberland, much of which is owned by a single timber company and are occasionally harvested for timber. Southeast and south of the City is a combination of agriculture, timberland, and rural residential (See Map 1).

Discussion:

The implementation of the Housing Element will not physically divide an established community, but will encourage residential development on vacant lots within an established community.

The implementation of the Housing Element will not conflict with any applicable land use plans, policies, or regulations, as all future development will be required to be consistent with any applicable plans, policies, or regulations.

The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Cumulative Impact:

The implementation of the Housing Element will have no cumulative impacts to land use and planning, since it is a portion of the City General Plan designed to guide residential development within the City.

10. MINERAL RESOURCES.

Findings:

- a) The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state: No impact.
- b) The project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan: No impact.

Setting:

There are no known mineral resources within the areas proposed for future development. The Division of Mines and Geology has noted that the 'Classification and Designation of Mineral Lands' per SMARA (Surface Mining and Reclamation Act) Section 2790 'Minerals of Regional Significance' and associated mapping has not occurred for Humboldt County and other than instream gravel resources and rock quarries, have not identified any mineral resources for needing protection from incompatible land uses.

Discussion:

The project therefore will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, the proposed project will not result in any significant impacts to mineral resources.

Cumulative Impact:

No cumulative impacts will occur to mineral resources due to the implementation of the Housing Element since no known mineral resources were found on or adjacent to the areas proposed for future development.

11. NOISE.Findings:

- a) The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies: Less than significant impact.
- b) The project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels: Less than significant impact.
- c) The project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project: Less than significant impact.
- d) The project will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project: Less than significant impact.
- e) The project will not, for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels: No impact.
- f) The project will not, for a project within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels: No impact.

Setting:

The noise environment surrounding the City is influenced primarily by vehicle noise on adjacent City & County roads and State Route 299. Logging and diesel delivery trucks generate the most common noises in the planning area. Other noise sources include those typical of residential uses, agricultural uses, light industrial uses, and activity at the City's sewer treatment ponds.

Some land uses are considered more sensitive to noise than others due to the amount of noise exposure (in terms of both exposure duration and insulation from noise) and the types of activities typically involved. Residences, motels and hotels, schools, libraries, churches, hospitals, nursing homes, auditoriums, and parks and other outdoor recreation areas generally are more sensitive to noise than are commercial and industrial land uses. There are a number of existing sensitive receptors, primarily single-family residences, located adjacent to the areas proposed for future development.

The City of Blue Lake's Noise Element from the 1975 General Plan utilizes several noise standards that were available at that time. Some of these refer to transportation-related noise sources. Others refer to stationary noise. At the time of the noise element adoption there were two bars that had loud bands playing on weekends, which is what is referred to as an issue in the text.

The standards for stationary noise are found on p. D-8 of the City's Noise Element. It should be noted that most of the nearby residents, within and adjacent to the areas proposed for development, are of older construction and have single pane windows. Weather is such that windows are opened during the day and some warm evenings in the summer and few have air conditioning or are built with adequate ventilation to leave the windows closed.

The Desired Ambient Level, from p. D-8, would be listed under Residential, suburban and require night time exterior decibel levels of 45-50 dB(A) and daytime levels of 50-55 dB(A). The City of Blue Lake has defined a noise level of 55 dBA-Ldn for exterior residential noise levels associated with activities in the City Industrial Park. The Ldn method utilizes day/night averaging, adding a factor for noise that occurs between 10 p.m. and 7 a.m. The existing noise levels at and around the vacant lands proposed for residential development, meet these standards.

The City of Arcata makes a distinction for the times when noise occurs, recognizing the evening and night time as a more sensitive period. Their standard (which is commonly found in other jurisdictions) generally limits noise levels to 60 dB from 7 a.m. to 7 p.m.; 55 dB from 7 p.m. to 10 p.m. and 50 dB from 10 p.m. to 7 a.m. This results in a 60 dBA-Ldn level.

Discussion:

The project will not expose persons to or generate noise levels in excess of standards established in the Noise Element. The only noise that will be generated by future development would that may exceed City standards would occur during construction activities. However, these higher noise levels will only occur for a limited period of time and on a limited scale, and therefore are considered to be less than significant.

The project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels. The major source of groundborne noise or vibration within or adjacent to the City is from truck traffic going to and from the mill in Korb and the City Industrial Park. The only potential source of groundborne noise that could occur due to future development would be during construction activities which will occur for such a limited time period that it would be considered less than significant.

The project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The addition of housing units to the City will permanently increase ambient noise levels, but the number of units proposed to be constructed by 2008 (29 units), is such a small number that the increase in ambient noise levels is considered to be less than significant.

The project will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. A temporary

or periodic increase in ambient noise levels could possibly occur due to construction activities during future development. However, construction activity will occur on such a small scale that increased ambient noise levels due to this activity would be considered less than significant.

The areas proposed for future development are not in close proximity to a public airport or private airstrip. The closest air service is at the County Airport northwest of the project area in McKinleyville.

Cumulative Impact:

The addition of housing units to the City will temporarily & permanently increase ambient noise levels, but the number of units proposed to be constructed by 2008 (29 units), is such a small number that the increase in ambient noise levels is not considered to be a cumulative impact.

12. POPULATION AND HOUSING.

Findings:

- a) The project will not induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure): No impact.
- b) The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere: No impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere: No impact.

Setting:

2000 Census information indicates that the population of the City of Blue Lake is approximately 1,135 persons, and there are an estimated 504 households and 556 housing units. Family households in the City total 298, and non-family households total 206. 310 of the housing units in the City are owner occupied, 194 are renter occupied, and 52 are vacant.

The updated 2003 Regional Housing Needs Plan found that a total of 29 units should be added to the City of Blue Lake between 2001-2008, with the following allocation to income groups:

2001-2008 Regional Housing Responsibility

	# Units	Overall %
Very Low	3	10.3
Other Lower	9	31
Moderate	3	10.3
Above Moderate	14	48.3

Discussion:

The implementation of the Housing Element will potentially lead to the development of 29 additional housing units, which could cause a small amount of population growth for the City. Considering that the City had an 8% decrease in population between 1990 and 2000 (1,235 to 1,135), a small increase in the population is not considered to be a significant impact.

The project will not displace substantial numbers of people or existing housing necessitating the construction of replacement housing elsewhere, but will potentially provide an additional 29 housing units on vacant land within the City.

Cumulative Impact:

The implementation of the housing element is not considered to have a cumulative impact on population and housing since it will cause a small increase in a declining population, and will add additional housing units to vacant lands within the City as opposed to displacing housing or persons.

13. PUBLIC SERVICES.Findings:

- a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services for fire protection: Less than significant impact.
- b) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services for police protection: Less than significant impact.
- c) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services schools: Less than significant impact.
- d) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services for parks: Less than significant impact.
- e) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios,

response times or other performance objectives for any of the public services for other public facilities: Less than significant impact.

Setting:

The Blue Lake Fire Protection District, a volunteer organization, provides fire protection within the Blue Lake planning area from headquarters located at 111 1st Avenue in Blue Lake. The Blue Lake Fire Protection District currently has 26 volunteer fireman on its roster.

Law enforcement services are provided to the City by the Blue Lake City Police. The City of Blue Lake Police Department has a total of 4 paid officers, while the remaining are either volunteers or reserves. The City of Blue Lake Police Department has two marked patrol cars, one marked patrol 4x4, one unmarked car and one unmarked off-road rescue vehicle. The minimum number of patrol units on duty at any given time is one, while the maximum is two (Gundersen, 2000).

Schools in the City include Blue Lake Union Elementary School. The Blue Lake Union Elementary School District serves homes within and outside the City limits. Their services are supplemented by various private schools and programs conducted by the Office of Education.

City standards concerning parkland require that there be at least three (3) acres of parkland per 1,000 residents and were enacted pursuant Govt. Code Section 66477. The City currently has approximately 8.5 acres of parks and recreational facilities. As of the 2000 Census, 504 households and a population of 1,135 residents were serviced by the three (3) park and recreational facilities in Blue Lake.

Three hospitals within Humboldt County provide medical services: 1) Mad River Hospital in Arcata, 2) General Hospital in Eureka (recently sold to St. Joseph's Hospital), and 3) St. Joseph's Hospital, also in Eureka. The Blue Lake Fire Department acts as a first response to life threatening calls and Arcata Ambulance currently provides basic emergency medical response services with a response time of approximately 10 minutes (Boileau, 2000). Arcata Ambulance has four units, two of which are staffed 24 hours a day, the Arcata unit being one of those staffed units. In addition, emergency air transportation is provided by the U.S. Coast Guard, based in McKinleyville.

Discussion:

Both the Blue Lake Volunteer Fire Department and City Police have enough resources to meet the increased demand from the implementation of the Housing Element as the City population has decreased by 100 persons over the last decade.

The Blue Lake Elementary School has seen declines in enrollment over the last five years, and would not be substantially impacted by a small increase in the number of students.

The capacity of the parkland in the City is discussed in Section 14 below.

A small increase in housing units and population within the City is not anticipated to exhaust the resources of medical services within the area.

Cumulative Impact:

The implementation of the Housing Element is not considered to have a cumulative impact on public services within the City since it proposes to add a small number of housing units that will cause a small increase in the population. The increases in housing units and persons within the City is not anticipated exhaust the resources of the Fire Department, City Police, Blue Lake Elementary School, Parks, or Medical Services, and will therefore not result in a cumulative impact to public services.

14. RECREATION.Findings:

- a) The project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated: Less than significant impact.
- b) The project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment: No impact.

Setting:

City standards concerning parkland require that there be at least three (3) acres of parkland per 1,000 residents and were enacted pursuant Govt. Code Section 66477. The City currently has approximately 8.5 acres of parks and recreational facilities. As of the 2000 Census, 504 households and a population of 1,135 residents were serviced by the three (3) park and recreational facilities in Blue Lake.

The following parks and open space areas exist within the City limits:

-Perigot Park: This 6 acre recreational facility is located at the intersection of South Railroad Avenue and Chartin Road and includes picnic areas, ballfields, basketball courts, a roller skating rink, a play ground, food services, restrooms, and a park building (APN: 25-132-01).

-Rodeo Grounds: This 2.5 acre recreational facility is located at 210 Chartin Road and includes a tennis court area as well as the rodeo grounds (APN: 25-141-01).

-Tot Lot: This 0.05 acre recreational facility is located on the corner of 4th and I Streets (440 I St) and consists of a small toddler's playground (APN: 25-027-07).

Discussion:

Per City standards, the City already has enough parkland to accommodate 1,698 more people. The existing parks within the City are of adequate size to meet the needs of the existing residents within the City and the additional residents that will be generated by implementation of the Housing Element. The City will encourage more parks, open

space and other recreational opportunities, but the implementation of the Housing Element will not require the construction of these facilities.

Cumulative Impact:

The City of Blue Lake has adequate park and recreational facilities to meet the recreational needs of the additional residents that will be generated by implementation of the Housing Element. Therefore, implementation of the Housing Element will not require the construction of new or expansion of current recreational facilities within the City of Blue Lake.

15. TRANSPORTATION/TRAFFIC.

Findings:

- a) The project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections): Less than significant impact.
- b) The project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways: Less than significant impact.
- c) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks: No impact.
- d) The project will not substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment): Less than significant impact.
- e) The project will not result in inadequate emergency access: Less than significant impact.
- f) The project will not result in inadequate parking capacity: Less than significant impact.
- g) The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks): Less than significant impact.

Setting:

Regional access to the City of Blue Lake is provided by Highway 299, Blue Lake Blvd., Maple Creek Road, and Hatchery Road.

Traffic volumes in the City are shown on Pg. 74b of the 1986 General Plan (attached). The highest traffic volumes in the City were measured along Blue Lake Boulevard, Greenwood Avenue, and Hatchery Road. Blue Lake Boulevard is old State Route 299, Greenwood Avenue is the main artery into the City, and Hatchery Road is the access to the City from the south which crosses the Mad River.

The City of Blue Lake February 1986 General Plan Circulation Element includes an analysis of the implications of future growth on the transportation system. As a result of this analysis, the highest priority road improvements were directed towards addressing congestion on Greenwood Avenue, Railroad Avenue, Hatchery Road, and the

Downtown. Additional collector roads will also need to be built in the future as the City grows and existing substandard roads require improvements. The most cost effective way identified to bring about these improvements is to guide new development within the City and require all new development to complete adequate local circulation improvements. The circulation section concluded that part of the existing problems can be fixed and future problems can be avoided as the City grows if the City plans properly for the future and requires the installation of improvements when lots are developed.

Discussion:

The project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. Traffic levels are relatively low within and surrounding the City and the minor increase in traffic due to implementation of the Housing Element is not considered to be substantial in relation to the existing traffic load and capacity of the street system.

The project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways. Levels of service are fairly low within and surrounding the City and the minor increase in traffic due to implementation of the Housing Element is not anticipated to exceed any level of service standard.

The areas proposed for future development are not in close proximity to a public airport or private airstrip. The closest air service is at the County Airport northwest of the project area in McKinleyville. The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

The implementation of the Housing Element will not directly involve the design or construction of any new road segments. Future development proposed by the Housing Element may involve the design or construction of new road segments that will be analyzed by the Blue Lake Public Works Department and Volunteer Fire District to ensure that specific design features do not cause substantial safety hazards.

Emergency access will be analyzed by the Blue Lake Public Works Department and Volunteer Fire District as any new development happens which will ensure that adequate emergency access is provided and consistent with adopted emergency evacuation plans.

Parking will be regulated by the Blue Lake Zoning Ordinance as any new development happens which will ensure that adequate parking is provided.

The implementation of the Housing Element will not conflict with adopted policies, plans, or programs supporting alternative transportation. Bus service for the City of Blue Lake is provided through a cooperative effort between the City and the Blue Lake Rancheria. The implementation of the Housing Element may increase the population living and working in Blue Lake, and could potentially lead to an increase in the number of people utilizing the bus service. This increase is not considered to conflict with the bus service program but may require additional funding to be directed towards the program to accommodate the increase in use.

Cumulative Impact:

The implementation of the Housing Element will lead to a small increase in the number of housing units and population in the City, which could cause a minor increase in traffic. Considering that current traffic levels are relatively low within and surrounding the City, the minor increase in traffic that would occur due to implementation of the Housing Element, is not considered to be a cumulative impact.

16. UTILITIES AND SERVICE SYSTEMS.Findings:

- a) The project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board: Less than significant impact.
- b) The project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects: Less than significant impact.
- c) The project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects: Less than significant impact.
- d) The project will not have insufficient water supplies available to serve the project from existing entitlements and resources (i.e., new or expanded entitlements are needed): Less than significant impact.
- e) The project will not result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments: Less than significant impact.
- f) The project will not be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs: Less than significant impact.
- g) The project will not violate any federal, state, and local statutes and regulations related to solid waste: No impact.

Setting:(Sewer):

In the City of Blue Lake wastewater is treated by a small collection and treatment system at a secondary level of treatment. The collection system is a closed sanitary gravel system that extends throughout the City and to several residents (25 hook-ups) in the County. The system drains to the Chartin Road Pump Station where the wastewater is pumped through force mains up to the headworks of the Treatment Plant. An additional small Lift Station is located in the Industrial Park which pumps wastewater under Daves Creek and joins the main sewer line on Chartin Road.

The design population for the sewer system is 1920 persons, and the design flow average is 0.25 MGD. The design flow peak is 1.54 MGD and the BOD Loading is 300 lbs/day (City Records, 2001). The current average dry weather flow (ADWF) for the system is 0.15 MGD.

In 2001, the average daily flow to the treatment plant was 0.12 MGD, with an average flow capacity of .18 MGD. Currently, with the Blue Lake Rancheria Casino hooked-up, the treatment plant has approximately 0.035 MGD (35,000 gpd) of available capacity.

(Water):

The water system currently has a capacity of 0.46 MGD (460,000 gpd) and a storage capacity of 0.9 million gallons (900,000 gallons). The pump station is capable of supplying more than 0.65 MGD, but as Ultra Power is currently shut down, the City recently negotiated a 30% reduction in their contract with the HBMWD. Average daily use in the City in 2001 was .28 MGD (280,000 gpd). Currently the water system has approximately 0.128 MGD (128,000 gpd) of available capacity.

(Solid Waste):

Solid Waste collection and disposal is provided to the City by franchised contractors. The City of Blue Lake signed a 5-year contract on January 1, 2000 with Blue Lake Garbage and Hooper Trucking for the disposal of the Cities solid waste. The solid waste is currently taken to a landfill in Medford, OR. This facility is expected to reach capacity in 50 years.

Discussion:

The project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. The City sewer treatment system currently has enough capacity to meet the demands of the 29 additional units proposed by the Housing Element.

Future development that may occur due to implementation of the Housing Element in addition to other development that may occur prior to 2008, may result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities. Mitigation will be incorporated into the future water & sewer infrastructure construction or expansion projects to ensure that no significant environmental effects occur, as is the case for any infrastructure construction or expansion projects completed by the City.

Future development that may occur due to implementation of the Housing Element would result in the construction of new storm water drainage facilities or the expansion of existing facilities. Mitigation will be required of any future development that will minimize any environmental impacts, caused by this construction or expansion of drainage facilities, to a level of insignificance.

The City water system currently has enough capacity to meet the demands of the 29 additional units proposed by the Housing Element. If necessary to obtain additional capacity, the City can re-negotiate their contract with the Humboldt Bay Municipal Water District (HBMWD) if Ultrapower wants to go back on line or if some other large water user comes to town. Therefore, the project will not have insufficient water supplies available to serve the project from existing entitlements and resources.

The City sewer treatment system currently has enough capacity to meet the demands of the 29 additional units proposed by the Housing Element. Due to the fact that wastewater treatment facility upgrades will occur as new connections are made, the implementation of the Housing Element in addition to other development that may occur

prior to 2008, will not result in a determination by the City of Blue Lake that it does not have adequate capacity to serve future development, in addition to the City's existing commitments inside and outside of the City.

Solid Waste collection and disposal is provided to the City by franchised contractors. The City of Blue Lake signed a 5-year contract on January 1, 2000 with Blue Lake Garbage and Hooper Trucking for the disposal of the Cities solid waste. The solid waste is currently taken to a landfill in Medford, OR. This facility is expected to reach capacity in 50 years, and has adequate capacity to accept additional solid waste generated by implementation of the Housing Element. Therefore, the project will not violate any federal, state, and local statutes and regulation related to solid waste.

Cumulative Impact:

Implementation of the Housing Element will not cause a cumulative impact to utilities and service systems as the City of Blue Lake currently has enough sewer, water, and landfill capacity to meet the demands of the 29 housing units proposed. As sewer connections are made, upgrades will be made to the treatment plant, and the City has the ability to request additional water capacity from the Humboldt Bay Municipal Water District. The solid waste facility currently utilized by the City has been determined to have enough capacity for the next 50 years.

17. MANDATORY FINDINGS OF SIGNIFICANCE.

Discussion:

The project information provided under 'Discussion' for each of the topics above has been reviewed for all actions associated with it; during both construction and operation. Based on the project description and its location, the proposed project will not result in any significant impact and does not require mitigation measures.

Findings:

- a) The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The project includes the implementation of the Blue Lake Housing Element Update for the 2001-2008 period. All areas proposed for development are located adjacent to areas disturbed by development, within the City and not located in an area where degradation to biological communities would occur. The implementation of the Housing Element will not impact sensitive communities or species or historical or prehistoric resources within or adjacent to the areas proposed for development. See further discussion under sections 4. Biological Resources and 5. Cultural resources.
- b) The project will not have impacts that are individually limited, but cumulatively considerable. ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).

Most of the items reviewed in this Negative Declaration do not apply and no impact would result. Possible cumulative impacts of this project in conjunction with other nearby development include increased traffic, increases in ambient noise levels, reduced sewer and water capacity, increased use of public services, and increased exposure to flooding and seismic activity. These are discussed under sections 6. Geology & Soils, 8. Hydrology & Water Quality, 11. Noise, 13. Public Services, 15. Traffic/Transportation, and 16. Utilities & Service Systems. Based upon the project as proposed, comments from reviewing agencies, and the project's conformance with applicable regulations, the City of Blue Lake finds that there is no evidence to indicate that the proposed implementation of the Housing Element will have impacts that are individually limited but cumulatively significant.

- c) The project is not of a type nor located in an area that will cause substantial adverse effects on human beings, and; due to the project description and its location, the proposed project will not result in any significant impacts. Implementation of the Housing Element is designed to guide the development of the 29 housing units allocated to the City of Blue Lake in the 2003 Regional Housing Needs Plan for Humboldt County. The proposed project will benefit the community and the human environment of Blue Lake and the Mad River Valley.
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18. EARLIER ANALYSES.

- a) Earlier Analyses Used. The following documents in Section 19, available at Blue Lake City Hall, have adequately analyzed one or more effects of the project. Earlier analysis has been used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (CEQA Guidelines Section 15063 (c)(3)(D)).
- b) Impacts Adequately Addressed. Some of the effects from the above checklist were within the scope of and adequately analyzed in the document(s) listed in Section 19, pursuant to applicable legal standards.
- c) Mitigation Measures. It was not necessary to include mitigation measures, which were incorporated or refined from the document(s) described above (18. a) to reduce effects that are "Less than Significant with Mitigation Incorporated,"
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19. SOURCE/REFERENCE LIST:

The following documents were used in the preparation of this Initial Study. The documents are available for review at the Blue Lake City Hall during regular business hours.

1975 City of Blue Lake General Plan: Public Safety, Noise, and Scenic Highway Elements.

1980 City of Blue lake General Plan: Land Use and Circulation Elements.

1985 Draft Environmental Impact Report: 1986 Blue Lake General Plan Revision.

1986 City of Blue Lake General Plan: Land Use, Downtown, Circulation, and Housing Elements.

2001 Blue Lake Rancheria Environmental Assessment.

2002 Blue Lake Annexation Working Draft Document.

2002 Blue lake Master Service Element (MSE).
