



**COUNTY OF HUMBOLDT**  
**PLANNING AND BUILDING DEPARTMENT**

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Hearing Date: June 6, 2019

To: Humboldt County Planning Commission

From: John H. Ford, Director of the Planning and Building Department

Subject: **Continued Public Hearing on the Draft 2019 Housing Element Update**

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Please contact Michelle Nielsen, Senior Planner, at 707-268-3708, or by email at [mnielsen@co.humboldt.ca.us](mailto:mnielsen@co.humboldt.ca.us), if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
June 6, 2019	2019 Housing Element Update	Michelle Nielsen

**Project Description:** This project is an update of the Humboldt County Housing Element, a required Element of the General Plan. The update is necessary to comply with State Law regarding Housing Elements, and to adopt local policy options to meet the documented housing needs. The Housing Element consists of a narrative which describes the purpose of the Housing Element, the requirements of state law, the relationship of the Housing Element to the rest of the General Plan, background information regarding past elements, and current and projects housing needs and conditions. The core of the Housing Element is a series of goals, policies, standards, and implementation measures for the preservation, improvement, and development of housing. It meets details requirements of state housing element law, including requirements for a residential land inventory sufficient to meet the County's share of the state prescribed housing need.

**Project Location:** This project will apply to all unincorporated areas of the County.

**General Plan Land Use Designations:** All land use categories.

**Zoning Classifications:** All zoning districts.

**Environmental Review:** An Addendum to the certified Environmental Impact Report (EIR) for the General Plan (SCH # 2007012089) will be prepared and presented to the Planning Commission prior to a decision.

**Major Issues:** The Housing Element contains numerous programs to address the documented housing needs of County residents. Some of those programs may result in increased residential density in areas zoned to allow housing.

**State Appeal Status:** Any ordinance or general plan changes that affect land use within the coastal zone must be certified by the Coastal Commission prior to taking effect.

**DRAFT 2019 HOUSING ELEMENT UPDATE**  
Case Numbers N/A  
Assessor's Parcel Number (APN): Various

**Recommended Commission Action**

1. Open the public hearing.
2. Request that staff present the staff report.
3. Receive public testimony.
4. Deliberate on the draft Housing Element, public input, and alternatives presented.
5. Take the following action:

*"Move to make all of the required findings, based on evidence in the staff report and public testimony, and recommend the Board of Supervisors consider the Addendum to the 2017 General Plan EIR and approve the 2019 Housing Element Update by adopting the attached Resolution."*

**Executive Summary**

Attached is the 2019 Housing Element Update and the 2019 Housing Element Appendix (Attachments 3 and 4). The Housing Element contains not only the policies and programs in the Policy and Program Report reviewed by the Commission at the previous meeting but supporting documentation that provides more context for the policies and programs. The Housing Element Appendix does a deep dive into the data and details of the supporting information.

As mentioned at the Planning Commission workshop on May 2<sup>nd</sup>, this Element proposes a number of bold new approaches to encouraging housing, such as dramatically expanding the allowances for second units and tiny homes. And a program is proposed to identify safe parking areas to better address the needs of those experiencing homelessness.

During the meeting on May 16, the Planning Commission and members of the public made suggestions for additions and other changes to the policies and programs to better address the identified housing needs. The Housing Element includes some changes that respond to the comments received. For example, the implementation programs were all modified to identify the expected timeframe and responsible agency. This staff report identifies additional changes for the Commission to consider for recommendation to the Board of Supervisors.

The environmental impacts of the proposed new measures are in line with the impacts already evaluated by the Program Environmental Impact Report (EIR) for the General Plan so an addendum to that EIR will be presented for the Commission's consideration prior to taking action.

This sixth revision of the Housing Element is required to be completed and approved by the Department of Housing and Community Development by August 30, 2019. The Board will need at least one to two meetings to consider, so ideally the Planning Commission would complete its review and send to the Board of Supervisors sometime in June.

**Alternatives:** The Planning Commission has broad latitude to approve additions, modifications or deletions of the draft policies and programs to better address public comments and documented housing needs.

## Discussion

During the meeting on May 16, the Planning Commission and members of the public made suggestions for additional changes to the policies and programs of the Housing Element. Most of the suggestions centered around giving the County direction to be more of a partner in developing housing. Through funding and other tools in the County's toolbelt, the County could encourage development of new housing in strategic locations where public services exist, thereby improving the affordability of housing.

One way to achieve this goal is to modify existing policies and programs that encourage development of supportive and transitional housing to expand their scope, making them more inclusive of other housing types. Following are some changes the Commission could consider:

**H-P40. Fee Deferrals for ~~Affordable Housing, Emergency Shelters, and Subsidies, Transitional and Supportive Housing.~~** The County shall offer and defer until occupancy fees for building permits, discretionary land use permits, parkland dedication fees, and review fees charged by the Department of Environmental Health and Public Works for all types of housing within Housing Opportunity Zones ~~housing that has long term affordability covenants and restrictions that require the units to be available to, affordable to, and occupied by, persons or families of low, very low or extremely low income for at least 30 years if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program, and at least 15 years for financing without such requirements. The County shall also offer and defer until occupancy fees for building permits and discretionary land use permits, and review fees charged by the Department of Environmental Health and Public Works for Supportive, Transitional Housing, and Emergency Shelter housing projects.~~ All deferred fees shall be required to be paid prior to issuance of a certificate of occupancy.

**H-P43. Deferral of ~~Minor~~ Subdivision Improvements.** The County shall allow applicants to defer improvements for ~~minor subdivisions~~ for development of new housing until the time of building permit issuance ~~for housing that has long term affordability covenants and restrictions that require units to be available to, and occupied by, persons or families of low income at affordable housing costs for at least 20 years.~~ Public Works shall specify allowable deferments on a project by project basis.

**H-P44. Funding for ~~Supportive and Transitional~~ Housing.** The County shall actively seek to obtain funding from other sources to intentionally partner with developers and landowners to develop ~~Supportive and Transitional~~ housing.

**H-IM1. Pursue Funding for Housing and Emergency Shelter Programs.** The County shall pursue funding for housing ~~and shelter~~ programs, and prioritize funding for development of housing affordable to very low income households ~~when~~ competing for resources with other projects including: ...

Another comment made by at least one Commissioner involved expansion of vocational training opportunities to increase the supply of a skilled labor force to develop housing locally. The General Plan Economic Development Element includes a program that is intended to do just that:

**ED-P3. Job Growth and Workforce.** Collaborate with economic development entities in the region to promote job growth, and entrepreneurship in industries identified as priorities in the County's Comprehensive Economic Development Strategy (without excluding other industries). Work with the education and private sectors to promote education, vocational training, professional development, and lifelong learning in the workforce.

The Commission could recommend the Housing Element include an implementation measure to modify this policy to make it more forceful and productive.

## ATTACHMENT 1

### RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF HUMBOLDT Resolution Number 19-\_\_

#### RECOMMENDING ADOPTION BY THE BOARD OF SUPERVISORS OF THE PLANNING COMMISSION APPROVED 2019 HOUSING ELEMENT AMENDMENTS.

**WHEREAS**, the Housing Element Appendix describes the public participation effort for the 2019 Housing Element; and

**WHEREAS**, the Housing Element Appendix demonstrates that the County provided considerable opportunities for public input on the policies and implementation measures in the Housing Element, including workshops, and public hearings in 2019; and

**WHEREAS** the Humboldt County Planning Commission held public hearings and accepted comments on the proposed Housing Element in a series of meetings between February and June, 2019; and

**WHEREAS**, a Draft and Final Program Environmental Impact Report (PEIR) was prepared for the 2017 General Plan Update (SCH #2007012089), circulated for public review; and certified as required by state law; and

**WHEREAS**, an addendum to the PEIR has been prepared in accordance with the requirements of state law, and is attached as Attachment 2 of the staff report; and

**WHEREAS**, the PEIR for the 2017 General Plan Update linked here in Attachment 2 of this staff report in Exhibit C, and the addendum to the PEIR in Attachment 2, are both incorporated into this Resolution as if they were included in their entirety herein; and

**WHEREAS**, the Planning Commission reviewed and considered the both the Addendum and the PEIR; and

**NOW, THEREFORE** be it resolved by the Humboldt County Planning Commission that this Commission has reviewed and considered the proposed 2019 Housing Element in Attachments 3 and 4 of this staff report, which is incorporated into this resolution as if included in its entirety herein, and

**BE IT FURTHER RESOLVED**, ordered and determined that the Planning Commission has reviewed and considered comments, responses and revisions at the public hearings, and that all the following findings are hereby made:

1. In conformance with State CEQA Guidelines, the Planning Commission considered the addendum with the PEIR which concludes that the proposed 2019 Housing Element will not have any significant effect on the environment beyond those considered in the certified PEIR (SCH #2007012089).
2. The Planning Commission has found that the proposed 2019 Housing Element amendments are in the public interest because they provide the County with a mechanism to further social, economic, housing and other goals that have been adopted by the Board of

Supervisors and the State Legislature. The proposed 2019 Housing Element amendments will help the County achieve the following social, economic, housing and other goals:

- To provide adequate housing and a satisfying living environment for all segments of the community.
- To provide for adequate sites for all types of residential development throughout the county.
- To promote simplification, flexibility, and diversity of housing and zoning regulations to allow the construction of housing developments by the public and private interests that will provide for the housing needs of all socio-economic sectors in the community, but particularly lower income households.
- To provide for affordable housing.

The proposed 2019 Housing Element amendments also help the County achieve housing goals of the State which are stated in §65580 of the California Government Code:

- The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
  - The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. The provision of housing affordable to low and moderate-income households requires the cooperation of all levels of government.
  - Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
  - Each local government also has the responsibility to consider economic, environmental and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.
3. The adoption of the 2019 Housing Element is in the public interest, and is consistent with State law based on the analysis of Exhibit A of this Resolution, which is incorporated into this Resolution as if set forth in its entirety herein.
  4. Neither the proposed 2019 Housing Element, nor any part thereof, will operate to limit the number of housing units which may be constructed on an annual basis in areas to which the project applies based on the analysis of Exhibit A of this Resolution.
  5. The adoption of the proposed 2019 Housing Element is consistent with a comprehensive view of the General Plan based on the analysis of Exhibit A of this Resolution.

**BE IT FURTHER RESOLVED** that changes to the Residential Land Inventory in Table 8-6 of the Housing Element, and Exhibit I of the Housing Element Appendix and the associated text, that conform to

the standards in Exhibit A of this Resolution shall not be considered substantial changes requiring further review by the Planning Commission.

**BE IT FURTHER RESOLVED** that minor changes that 1) do not substantially affect the goals, objectives, policies or programs in the proposed Housing Element; 2) are reasonably based on credible information that is readily accessible to the public, 3) are necessary to respond to comments on the approved Housing Element by the state Department of Housing and Community Development (HCD), shall not be considered substantial changes requiring further review by the Planning Commission.

**BE IT FURTHER RESOLVED** that this Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold public hearings in the manner prescribed by law;
2. Adopt the Planning Commission's findings;
3. Certify compliance with the requirements of CEQA as required by state law; and
4. Adopt the Planning Commission recommended 2019 Housing Element.

Adopted after review and consideration of all the evidence on \_\_\_\_\_, 2019.

The motion was made by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_.

AYES: Commissioners:  
NOES: Commissioners:  
ABSTAIN: Commissioners:  
ABSENT: Commissioners:  
DECISION: Motion carries

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

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John Ford  
Director, Planning and Building Department

## **EXHIBIT A**

### **EVIDENCE SUPPORTING THE REQUIRED FINDINGS FOR THE PROPOSED GENERAL PLAN AMENDMENTS (THE 2019 HOUSING ELEMENT)**

#### **A. Required Findings General Plan Amendments.**

1. General Plan Policy GP-8 specifies that amendment of the General Plan is appropriate when the one or more of the following findings can be made:
  - Base information or physical conditions have changed; or
  - Community values and assumptions have changed; or
  - There is an error in the plan; or
  - To maintain established uses otherwise consistent with a comprehensive view of the plan; or
  - The proposed amendment has the potential for public benefit and is consistent with the guiding Principles and applicable goals of the Plan.
2. A finding must be made that the proposed revision is in the public interest.
3. A finding must be made that the proposed revision is consistent with the guiding principles applicable goals of the General Plan.

In addition, the following sections of the California Environmental Quality Act (CEQA) apply:

4. CEQA Guidelines Section 15164(a) specifies that an Addendum to a previously certified EIR is appropriate if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. CEQA Guidelines Section 15168(c) states that subsequent activities in a program must be examined in the light of the Program Environmental Impact Report (PEIR) to determine whether an additional environmental document must be prepared. If an agency finds that pursuant to Section 15162 of CEQA, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.



1. **General Plan Amendment Policy:** An amendment of the Plan may be accepted upon finding that base information or physical conditions have changed. State law requires that the Housing Element be updated by August 31, 2019 to incorporate the most current population, growth, and housing information.
2. **Public Interest:** The following table identifies the evidence which supports finding that the proposed Housing Element Update is in the public interest.

Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Public Interest  Government Code Section 65356 and  §312-50.3.1 of Humboldt County Code	The General Plan Amendment must be in the public interest.	<p>The project applies countywide. The proposed 2019 Housing Element facilitates residential development, particularly development affordable to lower income households. Assisting lower income households with renting or purchasing a home is in the public interest.</p> <p>The proposed 2019 Housing Element facilitates development of transitional housing, supportive housing, housing for special populations, and emergency shelter. Supporting access to housing where traditional development is not feasible for economic reasons is in the public interest.</p> <p>The proposed Housing Element changes are necessary to comply with new requirements of state law. Such updates are in the public interest.</p> <p>The proposed Housing Element is in the public interest because it achieves the required update to the County's Housing Element before August 31, 2019.</p>

### 3. General Plan Consistency

The following table identifies the evidence that supports the finding that the proposed Housing Element Update is in conformance with other applicable policies and standards of the Humboldt County General Plan.

Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
<p>Consistency</p> <p>§312-50 of Humboldt County Code</p> <p>Government Code Section § 65588</p> <p>Chapter 8 Housing Element</p>	<p>The elements of the General Plan must be Consistent.</p> <p>All the goals, policies and standards must be consistent.</p> <p>The Housing Element must be updated every eight years with the most current population projections and data.</p> <p>The Housing Element must be certified by the State Department of Housing and Community Development (HCD).</p> <p>The Housing Element must be consistent with the zoning and land use regulations.</p> <p>The General Plan seeks to provide housing for residents of all incomes, in all areas of the County.</p> <p>The General Plan seeks to provide housing and shelter opportunities for those experiencing homelessness and for those with extremely low income.</p>	<p>The Housing Element is part of the General Plan, and carries out its directives through the proposed goals, policies, standards and implementation measures. The proposed goals, policies, standards and implementation measures have been reviewed for consistency. The items in the Housing Element are consistent both internally and with the other Elements of the General Plan.</p> <p>The Element updates technical background information, provides a detailed analysis of housing issues, and updates the residential land inventory for the period from 2019 to 2027. The development potential in the residential land inventory is based on the land use classifications of the Plan and the zoning ordinance.</p> <p>The proposed changes to the Zoning Regulations for accessory dwelling units (H-IM41), farm employee housing (H-IM47), emergency shelters (H-P12), supportive housing (H-IM51), transitional housing (H-IM52), and density bonuses (H-IM37) bring County code current with state law requirements.</p> <p>Implementation measures that require amendments to other portions of the Plan and Zoning Ordinance will involve simultaneous revisions to maintain consistency. For example, proposed changes related to safe parking (H-IM56, H-P39), and new types and configurations of housing (H-IM38, H-IM39, H-IM40, H-IM56, and H-IM61) require separate enabling ordinances.</p> <p>The proposed programs and measures facilitate housing, including ownership, for homeless and very low income people, and for special populations, consistent with General Plan goals and policies, as well as state law.</p> <p>The Element proposes programs to reduce homelessness and provide emergency shelter, consistent with General Plan goals and policies, as well as state law.</p>

#### **4. Environmental Review.**

The Addendum to the PEIR for the Environmental Impact Report (EIR) for the Humboldt County General Plan, State Clearinghouse No. 2007012089, certified by the Board of Supervisors on October 23, 2017 (Attachment 2 of this Resolution), identifies that the EIR is sufficient for adoption of the Housing Element Update in Attachments 3 and 4 of this staff report, in accordance with Sections 15168 (c)(2), 15164(a), and 15162 of the State CEQA. The proposed changes to the Housing Element were evaluated in light of the PEIR, as required by Section 15168(c) of the CEQA Guidelines, and there is no substantial evidence that the proposed project will have a significant effect on the environment and no additional mitigation measures are necessary for the proposed zoning ordinance amendments.

## **ATTACHMENT 2**

Addendum to the Environmental Impact Report for the  
2017 General Plan (SCH # 2007012089)

**CALIFORNIA ENVIRONMENTAL QUALITY (CEQA) ADDENDUM TO THE  
GENERAL PLAN UPDATE PROGRAM ENVIRONMENTAL IMPACT REPORT  
(State Clearinghouse # 2007012089) October 23, 2017**

**For the  
2019 HUMBOLDT COUNTY HOUSING ELEMENT UPDATE**

## 1.0 Introduction

This Addendum to the Certified Humboldt County General Plan Program Environmental Impact Report (EIR) (State Clearinghouse No. 2007012089) has been prepared by the Humboldt County Planning Department in conformance with the California Environmental Quality Act (CEQA) (Public Resources Code § 21000 et seq.), and the CEQA Guidelines (Cal. Code Regs., Title 14, Chapter 3 § 15000 et seq.). The Addendum evaluates the potential environmental impacts of implementing changes to the 2017 General Plan, as a result of the 2019 Housing Element Update.

State law (California Government Code §§ 65580–65589.8) requires that jurisdictions evaluate their housing elements every five to eight years. The proposed Housing Element Update (6th Cycle) covers the planning period 2019 through 2027; it is a comprehensive update of the adopted 2014-2019 Housing Element. The Housing Element, which is one of 12 General Plan Elements, consists of two parts: *Appendix G* provides the most current technical background data necessary to understand the context for planning the County's housing; and *Chapter 8* of the General Plan uses the data contained in Appendix G to revise the goals, policies, standards, and implementation measures to address the identified housing needs.

### 1.0 Background and Tiering

The Final Environmental Impact Report (SCH# 2007012089) (EIR) for the Humboldt County General Plan Update was adopted September 25, 2017. This program EIR is a first-tier environmental document that assesses the impacts that can be expected to occur from the adoption and implementation of the General Plan Update during the planning period from 2017 to 2040, including Chapter 8, the Housing Element, which covers the period from 2014-2019.

As a part of the General Plan, the Housing Element update is appropriately tiered from the EIR because it (1) is geographically coincident with the General Plan; (2) is a logical and foreseeable part of its contemplated action; (3) deals with regulations, plans, and other criteria to implement a continuing program; and (4) falls under the same authorizing statutory and regulatory authority and has generally similar environmental effects which can be mitigated in similar ways (see CEQA Guidelines §15168(a)).

The Housing Element Update (the Project) is a planned activity within the EIR and is anticipated in that document. When determining whether later activities under a Program EIR require an additional environmental document, §15168(c) states, in relevant part:

- (c) Use with Later Activities. Later activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.

This Addendum evaluates the Project's environmental effects in the light of the program EIR.

Further, § 15168(c)(5) states that when a PEIR provides a description of later activities that would implement the program and deals with the effects of the program as specifically and comprehensively as possible, "the later activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required". Section 2.6 of the PEIR describes the Housing Element update process and sets the criteria for additional environmental review: Each Housing Element update must examine and utilize the most current population and housing data and growth forecasts. If in the future it becomes clear that the General Plan DEIR forecasts in this document are no longer valid, subsequent environmental review will be required for any action which could otherwise tier off this

General Plan EIR. Sections 3.1 and 3.2 of this Addendum demonstrate that the most current population and housing data and growth forecasts are in accord with the forecasts in the EIR, and confirm their validity for the planning period 2019-2027. Section 3.3 evaluates whether the Project results in new or substantially more severe significant effects not discussed in the EIR. Section 3.4 examines whether new information of substantial could affect the adequacy of the PEIR.

## 1.2 Prior EIRs Incorporated by Reference

This Addendum addresses updates and minor changes to the 2014 Housing Element, which was evaluated in an Addendum to SCH 2009022077, the Draft and Final Supplemental Environmental Impact Report (SEIR) adopted for the 2009 Housing Element. A separate, Subsequent Environmental Impact Report (subsequent to SCH 2009022077) was drafted and adopted August 23, 2011 to assess the environmental effects of implementing two (2) Multifamily Rezoning programs in the 2009 Housing Element that would increase the multifamily development potential by 980 units countywide. In certifying the above documents, the Board of Supervisors made findings based on substantial evidence that the benefits of implementing the Housing Element outweighed the unavoidable environmental effects, and adopted a Statement of Overriding Conditions.

Background information and analysis from the following documents were used to prepare this Addendum to the EIR. They are a matter of public record and are hereby incorporated by reference.

- [2017 General Plan Update Final and Revised Draft Program EIR \(SCH 2007012089\);](#)
- [2014 Housing Element Update Addendum to the SEIR \(SCH 2009022077\);](#)
- [2009 Housing Element Supplementary Environmental Impact Report \(SCH 2009022077\);](#)
- [2009 Multifamily Rezone Subsequent Environmental Impact Report \(SCH 2009022077\).](#)

The documents are available for review during regular business hours at the Humboldt County Planning and Building Department at 3015 H Street, Eureka; or online at <https://humboldt.gov/2448/2019-Housing-Element>.

The goals, policies, standards, and implementation measures that make up the Project, and the subject of this Addendum, are contained in the *2019 Housing Element Policy and Program*, attached here as Exhibit A.

## 1.3 Statutory Authority and Requirements

CEQA Guidelines § 15164(a) states the following with respect to an Addendum to an EIR:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

CEQA Guidelines § 15162, *Subsequent EIRs and Negative Declarations*, states the following with respect to Subsequent EIRs:

(a) When an EIR has been certified or a negative declaration adopted for a project, no

subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will 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;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will 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; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) 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; or
  - (D) 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.

The County of Humboldt is the Lead Agency. The Humboldt County Planning Commission and Humboldt County Board of Supervisors have approval authority over the General Plan Program and the Housing Element, upon approval from the State Department of Housing and Community Development (HCD).

#### 1.4 Summary of Analysis and Findings for an Addendum

The 2019 Housing Element Update (the Project) analyzed is limited to the County's housing policy and program of actions to support those policies. New population, projected growth, and other data evaluated in the Element confirm the assumptions of the 2017 General Plan Update, and revise population growth projections slightly downward. No unknown or unforeseeable factors have altered the validity of forecasts underlying the General Plan Update, including the Housing Element. The Project does not involve changes that would result in new or more severe physical impacts, change land use designation, or rezoning with potential to increase development capacities. In re-examining the mitigation measures of the PEIR, no newly feasible or different measures or alternatives were found that would substantially reduce potential significant effects of the project. Section 3.3 of this Addendum presents evidence supporting the decision not to prepare a subsequent EIR pursuant to §15162.

Based on the new data, and the evaluation of the potential environmental impacts resulting from the Project, none of the conditions described in CEQA Guidelines § 15162 have occurred, and this Addendum was prepared.



## 2.0 Project Description

The 2019 Housing Element Update (the Project) is a scheduled update to the General Plan that uses the most recent population data, housing data, and growth forecasts to revise policy, standards, and programs to guide future growth and development for the unincorporated portions of Humboldt County.

### 2.1 Project Location and Setting

A complete description of the project location and setting can be found in [Section 2.1 of the General Plan Program Environmental Impact Report](#). The proposed Project applies to all unincorporated areas the county, including the 22 Community Planning Areas (CPAs) and six (6) Coastal Zone Planning Areas established by the County. Although the land area of incorporated cities comprises only 1% of the total land area, just under half (46%) of the County's population of 136,002 lived within cities in 2018. That leaves 72,865 people, or 54% of the county's population, in unincorporated areas subject to this Housing Element Update. The 2019 Housing Element includes demographic and housing statistics, and growth projections for the County available as of 2019.

### 2.2 Project Characteristics

Previous environmental review analyzed the potential effects of Housing Element Programs, including:

- establishment of Housing Opportunity Zones;
- incentives for affordable and special needs housing;
- requirements for a mixture of housing sizes and types;
- protecting multifamily uses in the affordable multifamily land inventory;
- residential density bonuses;
- programs to support establishment of single room occupancy housing units;
- appropriate zones for emergency shelters, supportive and transitional housing;
- retaining legal non-conforming housing;
- establishing density standards for the residential Multifamily Land Use Designation; and
- updating standards for alternative owner-built/owner-occupied housing.

The programs and actions above have not resulted in adequate housing production during the last planning period. The County has achieved about 60% of its target housing between 2014 and 2018. The 2019 update continues the programs listed, but adds clarity, detail, and incremental modifications in order to improve the results.

Development in the County is carried out according to the General Plan through these instruments:

- **Goals and Policies:** Presents goals and policies to set direction and guide decisions associated with the topic.
- **Standards:** Identifies the standards that will be used to apply policies to a given situation.
- **Implementation Measures:** Identifies measures that will be taken to implement the Plan.

The Project would add new goals, policies, standards, and implementation measures, as well as

revise, and delete obsolete and completed measures contained in 2014 Housing Element. No existing measures that are intended to lessen environmental impacts resulting from the Housing Element are proposed to be deleted. The changes related to the Project are contained in the *2019 Housing Element Policy and Program* (Exhibit A). The full text of the 2014-2019 Housing Element is contained in the 2017 General Plan Update, available for review on the County's website ([2017 GP Chapter 8 Housing Element](#)) and incorporated into this Addendum by reference.

## 2.3 Summary of Changes Resulting from the Project

Minor changes were made to Chapter 8, the Housing Element, in Sections 8.1-8.3, that update demographic, economic, and housing characteristics, projected housing needs, effectiveness of the previous element, land inventory, new state law, and funding for housing programs. These changes are non-substantive and editorial. The new data validates and continues trends set forth in previous documents (see Section 3.1 below).

Changes were made to goals, policies, standards, and implementation measures in Sections 8.4, 8.5, 8.6 and 8.7 of Chapter 8, including consolidation and renumbering of features from the previous Element. Some of the changes have the potential to indirectly impact the physical environment.

For the purpose of environmental analysis, all of the goals, policies, standards, and implementation measures in the *2019 Housing Element Policy and Program* document were examined in light of their potential direct or reasonably foreseeable indirect impacts on the environmental factors enumerated in the CEQA Guidelines, Appendix G. Three categories are summarized here, and listed in full in Exhibit B. The analysis of relevant changes follows in Section 3.0 below.

***CEQA Status of Unchanged Goals, Policies, Standards, and Implementation Measures:*** A substantial number of goals, policies, standards, and implementation measures are left unchanged from the previous Housing Element cycle. These were addressed in previous environmental documents, and are not further evaluated. They are listed in Table 2.3-1 of Exhibit B.

***CEQA Status of Non-Substantive and Exempt Changes:*** Another group consists of non-substantive changes, including actions that are not a project under CEQA §15378(b)(5), or are exempt as involving rehabilitation or replacement of existing structures under CEQA §15302.

1. H-P6, H-P10, H-P14, H-P42, H-S2, H-IM6, H-IM9, H-IM12, H-IM15, H-IM17, H-IM20, H-IM27, and H-IM63 involve text edits and minor updated language;
2. H-P24, H-P26, H-P34, H-IM31, H-IM34, H-IM36, H-IM43, H-IM45, H-IM48, and H-IM46 have to do with internal review, process improvements, audit actions, and data analysis to support decision-making ;
3. H-P27, H-P28, H-P29, H-P41, H-IM3, H-IM18, H-IM23, H-IM24, H-IM25, H-IM28, H-IM29, H-IM33, H-IM49, H-IM62, H-IM64, and H-IM67 make improvements to services and public accessibility;
4. H-P38, H-P45, and H-IM21 have to do with interagency coordination and support that does not involve physical activity;
5. H-P30, H-S9, H-IM5, H-IM14, H-IM23, H-IM29, H-IM31, H-IM33, H-IM34, and H-IM3711 (2014 numbers) delete measures that are obsolete, completed, or incorporated elsewhere;
6. H-G7, H-P25, H-P31, H-P32, H-P33, H-P36, H-S8, H-IM51, and H-IM52 are policy refinements that

do not involve physical changes to the environment, or are enacted later through implementation measures (analyzed in Section 3.3); and

7. H-P37, H-S6, H-IM35, H-IM53, H-IM54, and H-IM65 implement programs to preserve and rehabilitate existing housing.

Because they do not result in physical changes to the environment or are otherwise exempt, no further evaluation is made of the above group. The full text of these measures is listed in Table 2.3-2 of Exhibit B. The environmental analysis in Section 3.3 focuses on the third set of goals, policies, standards, and implementation measures, which have potential to impact the physical environment. Those actions are listed in Table 2.3-3 of Exhibit B. Each action with potential environmental impact was examined in the light of the Program EIR to determine whether there were effects not previously examined; whether effects could be significantly more severe than anticipated in the PEIR; or whether different or newly feasible mitigation measures or alternatives could substantially reduce one or more environmental impacts.

### **3.0 Evidence Supporting the Addendum**

This section compares actions in the proposed *2019 Housing Element Policy and Program* to those incorporated in the 2017 General Plan Update (including in the 2014 Housing Element) to determine whether any of the conditions in § 15162 have occurred. The decision-making body shall consider this addendum to the final certified 2017 General Plan Update PEIR prior to making a decision on the project.

#### **3.1 Updated Population, Housing, and Growth Forecasts Do Not Require Major Revisions**

Under CEQA Guidelines § 15162(a)(1), a new EIR must be prepared when a project proposes substantial changes that require major revisions. The Housing Element update is a planned activity described in the EIR, Section 2.6:

“The Housing Element of the General Plan must be updated every five to eight years. Each Housing Element update must examine and utilize the most current population and housing data and growth forecasts. If in the future it becomes clear that the General Plan [P]EIR forecasts in this document are no longer valid, subsequent environmental review will be required for any action which could otherwise tier off this General Plan EIR.”

Current analysis presented in the technical background report (Housing Element Appendix G) finds that the 2018 population and housing data, and growth forecasts set forth in this Project are in accord with the forecasts in the EIR, and in fact show a slight drop in population growth. Therefore, the assumptions made in the EIR for the planning period 2017-2040 are confirmed as valid so far, and do not require major project revisions.

#### *Population and Growth Forecasts*

The EIR analyzed the environmental impacts of the residential growth projected between 2017 and 2040, with peak growth in 2028. Appendix T to that document states the assumptions and methodology used in preparing development projections. Based on California Department of Finance (DOF) data, population growth in the county was projected to peak at 141,441 persons in 2028. The EIR used the population in 2028 as the point at which the maximum level of impacts will be realized. The years between 2028-2040 were to see a decline in the population.

The DOF updated those projections in 2019, and they project a slightly lower peak population of 141,243 for the County occurring later, in 2040. After that, the same slow decline is projected

through 2060. The maximum population for the County during the Element's planning period is projected to occur in 2027, with a population of 138,783.

These projections, shown in table below, demonstrate that the population in the County as a whole is slightly less than projected in the 2017 EIR; that the peak population of 141,441 projected in the EIR is now adjusted downward to 138,984 for that year; and that growth through the planning period of 2019-2027 is projected to be more modest than previously predicted.

**Table 3.1-1 Humboldt County Total Population Projections, 2010 - 2060**

	2010	2018	2020	2028	2030	2040	2050	2060
2017 EIR Population <sup>1</sup>	134,623		139,033	141,441	140,608	138,307	134,509	134,398
2019 HE Update Population <sup>1</sup>		135,627	136,621	138,984	139,393	140,243	139,759	139,520
Source 2017 data:	<i>DOF Reports and Research Papers - P1 Population Projections, December 2014, and P2 State and County</i>							
Source 2019 data:	<i>California DOF, State Population Projections, Table P-1, Total Population by County 2010-2060.</i>							
Notes:	1 Population is for the whole county, including the seven incorporated cities							

Because there is no evidence that population growth will accelerate, or that sustained development at a higher rate is likely to occur, the DOF projection used in the EIR is still valid, and it accounts for more population than is expected according to the current Project.

### *Housing Demand*

Appendix T of the EIR describes a methodology to predict the number of housing units that would be required to be built to meet the needs of the peak population in 2028, as projected by the DOF data available at the time. By that method, the unincorporated County's share of the additional dwelling units needed to accommodate the anticipated peak population was 1,721 units, or about 4 percent of the development potential.

Standard H-S1, set forth in the Project, presents a reasonable estimate of residential development proposed by for the unincorporated County for the 2019-2027 cycle, based on historic building permit data and other analyses developed in the technical background report. The Project estimates: 602 single family units; 186 multifamily units; and 91 second units, totaling 879 units. This represents a rate of about 110 units per year, a downward projected rate compared with the previous Housing Element, and less than the assumptions used in the 2017 General Plan Update. The previous 2014 Element called for 814 single family units; 206 multifamily units; and 113 second units for a total of 1133 units for the 5 years between 2014 and 2018. Less than half that many, 549 units, were actually built, giving an actual rate of 110 units per year last cycle.

About 220 units were actually built in the years 2017 and 2018, so that 1501 of the 1721 units projected in the GP Update (2017-2028) remain to be built under that projection, representing a rate of 167 units per year. The current Project sets a quantified objective of 879 units by 2027, or 110 units per year. Compared with the projections used in the 2017 General Plan Update, the Project proposes fewer units than was previously anticipated.

Since population growth and housing needs are projected to be less than that considered in the EIR, the environmental impacts evaluated in that document encompass development activities

in the proposed Project. Therefore, in light of the EIR, no increased impacts are anticipated based on the number of units to be built, and the Project has not changed so as to require major revisions.

### 3.2 The Project Circumstances are Not Substantially Changed

CEQA Guidelines § 15162(a)(2) prescribes a new EIR when changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR.

The 2017 General Plan Update was undertaken in a period of slow economic and population growth, with a concurrent slow rate of housing production. The previous Housing Element spans the years 2014-2018 and was undertaken under those same conditions. Historical data from building permits, as detailed in the technical background report show that these conditions continue in 2019. Physical conditions, geography, and infrastructure limitations present the same constraints that dictated housing and economic growth in the previous Housing Element cycle. None of the evidence examined in the technical background report suggests a change in these conditions is likely. Further, the adoption of the 2019 Housing Element only involves updates to data, analysis and programs and does not in itself directly result in new development or physical changes to the environment.

Analysis of current conditions finds no changes in circumstances under which the project is undertaken have occurred, that would produce new significant environmental effects or substantially increased severity of previously identified significant effects. Therefore no major revisions to the Project are required.

### 3.3 Environmental Impact Analysis

CEQA Guidelines § 15162(a)(3) prescribe an additional EIR when a project results in new or substantially more severe significant effects not discussed in the previous EIR.

The 2019 Housing Element supports development of housing, and will continue to have the same impacts on the environment described as significant and unavoidable in the previous EIRs. The EIR recognized significant and unavoidable impacts related to development, as did previous environmental documents. Those include Aesthetics, Agricultural Resources, Air Quality, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Transportation, Utilities and Service Systems, Wildfire, and Mandatory Findings of Significance (Cumulative Impacts). In certifying previous EIRs, the Board of Supervisors made findings based on substantial evidence that the benefits of implementing the Housing Element outweighed the unavoidable environmental effects, and adopted a Statement of Overriding Conditions.

However, this Addendum examines the potential, indirect environmental impacts of the new policies, standards, and implementation measures in light of the Program EIR to determine whether there are effects not previously examined, or substantially more severe.

#### *3.3.1 Aesthetics*

Section 3.16 of the EIR evaluates environmental effects related to Aesthetics. The General Plan estimates that 1,721 housing units will be needed to accommodate the peak population in the unincorporated area between 2017 and 2028; 220 were built in combined years 2017 and 2018. That analysis found that development in undeveloped areas, even at low densities, and could permanently change scenic views throughout Humboldt County, having potentially significant aesthetic impacts.

Policies. General Plan policies emphasize land use compatibility and the preservation of resource and open space areas. The majority of residential development for the Update planning period is projected to occur within already urbanized areas or areas planned for urbanized development. Implementation of scenic resources policies would ensure that projects are designed in a manner that would lessen significant impacts to aesthetic resources in the County.

Mitigation. Mitigation for aesthetic impacts include a program to identify and protect landmark trees, amending the Zoning Regulations to include lighting design guidelines, and other measures to limit dividing communities or otherwise degrade public views. Developing more housing would have a significant unavoidable impact after mitigation. In certifying previous EIRS, the Board of Supervisors made findings based on substantial evidence that the benefits of implementing the Housing Element outweighed the unavoidable environmental effects, and adopted a Statement of Overriding Conditions.

Relevant Project Components. The following Project components could have potential indirect impacts to aesthetic resources.

H-P3	H-S1	H-IM37	H-IM41	H-IM58
H-P12	H-IM2	H-IM38	H-IM42	H-IM61
H-P35	H-IM14	H-IM39	H-IM44	H-IM66
H-P39	H-IM22	H-IM40	H-IM56	

Impact Analysis. While these Project measures could indirectly result in aesthetic impacts attributable to residential development, they would not result in new effects, or a significant increase in the severity of residual impacts. Based on historic building data and the best available estimates, the 2019 Element proposes to produce fewer units than the number evaluated in the EIR. The policies and mitigation measures imposed by the PEIR would remain the same, and would apply to any development resulting from the above measures. In light of the Program EIR, the Project would not introduce new aesthetic effects not previously examined, or that are substantially more severe.

### *3.3.2 Agriculture and Forestry Resources*

Section 3.2 of the EIR evaluates environmental effects related to Agriculture and Forestry Resources. That analysis found Plan policies partially mitigate the loss of agricultural lands by identifying policies and programs to help protect and preserve these lands. However, the loss of agricultural lands cannot be mitigated to a level of insignificance once land is permanently converted to non-agricultural land use, and therefore, is a significant unavoidable impact of the General Plan Update. The Board of Supervisors made findings that the benefits of implementing the Housing Element outweighed the unavoidable environmental effects.

Policies. Numerous policies contained in the General Plan, community plans, and coastal plans protect agricultural uses and agricultural lands.

Mitigation. No feasible mitigation.

Relevant Project Components. The following Project components could have potential indirect impacts to agricultural resources.

H-P39	H-IM38	H-IM42	H-IM57
H-P40	H-IM39	H-IM44	H-IM58

H-S1	H-IM40	H-IM50	H-IM61
H-IM37	H-IM41	H-IM56	H-IM66

Impact Analysis. Policies, standards, and implementation measures in this group indirectly promote development of housing with incentives and fee deferrals; expand the definitions of housing to include smaller and mobile units; and allow multifamily housing in different configurations. H-IM50 includes a farm employee housing program implements state mandated by-right permitting on agricultural lands. Some measures listed could potentially and indirectly make conversion of agricultural or forest lands more likely by encouraging housing in undeveloped areas. However, the Project does not involve changes in land use designation changes or rezoning. In addition, Project measures encourage housing development mainly in areas with urban level services and in Housing Opportunity Zones, which would reduce impacts on agricultural resources compared to the earlier versions of the Element, because agricultural uses tend to occur on lands outside areas served by public water and sewer. The Project proposes fewer units than the number evaluated in the EIR, therefore, in light of the PEIR, the project's impacts on agricultural and forest lands would not introduce new effects not previously examined, or that are substantially more severe.

### *3.3.3 Air Quality*

Section 3.12 of the EIR evaluates environmental effects related to Air Quality. Humboldt County is in attainment of all federal and state criteria air pollutant standards, except for State PM<sub>10</sub> levels, for which the entire North Coast Air Basin, including Humboldt County, is currently designated as a non-attainment area. For this reason, increases in PM<sub>10</sub> emissions that could increase exceedances are significant, and therefore, although applying the General Plan Update policies and standards would reduce impacts that might otherwise be greater, the impacts remain significant and unavoidable. In certifying the EIR and previous Housing Elements, the Board of Supervisors made findings that the benefits of implementing the Housing Element outweighed the unavoidable environmental effects.

Policies. The relevant General Plan Update policies and programs concerning air quality are described in section 3.12.4.1 of the EIR. They include regulating land uses to avoid or mitigate air emissions to sensitive receptors, and requirements to reduce impacts of project related objectionable odors to less than significant.

Mitigation. Mitigation measures related to pollutants include controlling development adjacent to potential sources of toxic pollutants, and avoiding or mitigating harmful or nuisance levels of air emissions near sensitive receptors. While a NCUAQMD PM<sub>10</sub> Attainment Plan is in effect, no feasible mitigation measures have been identified that would reduce PM<sub>10</sub> to a level less than significant.

Relevant Project Components. The following Project components could have potential indirect impacts to air quality.

H-P3	H-IM2	H-IM40	H-IM56
H-P12	H-IM14	H-IM41	H-IM57
H-P39	H-IM22	H-IM42	H-IM58
H-P40	H-IM37	H-IM44	H-IM61
H-S1	H-IM38	H-IM50	H-IM66
H-S14	H-IM39	H-IM55	

Impact Analysis. All the above measures could indirectly impact air quality by stimulating development of new housing. However, measures H-IM38, H-IM40, H-IM50, and H-IM58 are intended to develop housing in smaller, unincorporated communities where services are

available, so that people working in those areas would not need to commute from larger urban areas. Overall, the Project proposes to produce fewer units than the number evaluated in the EIR, and potential impacts to air quality are within that analysis. In light of the PEIR, the project's potential impacts on air quality do not exceed those previously considered.

### *3.3.4 Biological Resources*

Section 3.11 of the EIR evaluates environmental effects related to Biological Resources, and finds the impacts of the General Plan Update to be less than significant as mitigated.

Mitigation. Species protection is assured by assessing development impacts on species diversity in coastal areas, wetlands, mapped sensitive habitats, threatened/endangered species ranges and in SMA's as part of the review process for discretionary permits. The PEIR redefines wetlands; restricts development and adds buffers around wildlife corridors and nursery sites; and maps biological resources to reduce potential conflicts.

Relevant Project Components. The following Project components could have potential indirect impacts to Biological Resources.

H-P3	H-IM2	H-IM40	H-IM56
H-P12	H-IM14	H-IM41	H-IM57
H-P39	H-IM22	H-IM42	H-IM58
H-P40	H-IM37	H-IM44	H-IM66
H-S1	H-IM38	H-IM50	
H-S14	H-IM39	H-IM55	

Impact Analysis. Indirect impacts could potentially result from development adjacent to wetlands or natural areas facilitated by the Project. However, the mitigation measures outlined in the General Plan reduced impacts to less than significant levels when analyzed in the PEIR, and those would be imposed on any subsequent development of the affected areas. Overall, the Project proposes fewer units than the number evaluated in the EIR. Therefore, mitigation already in place would reduce any impacts of the Project to a less than significant level.

### *3.3.5 Cultural Resources*

Section 3.14 of the EIR evaluates environmental effects related to Cultural Resources. The General Plan Update contains policies, standards and implementation measures which protect historical and archaeological resources or mitigate impacts to them. In the case of historic structures, potential impacts remain significant and unavoidable.

Mitigation. Mitigation measures in the EIR identify significant cultural resources; consult established registries; prescribe a process for identification, evaluation, assessment and treatment of discovered resources; and map the resource areas, among other programs. However, potential impacts to historic structures cannot be reduced to a less than significant level.

Relevant Project Components. The following Project components could have potential indirect impacts to Cultural Resources.

H-P3	H-IM2	H-IM42	H-IM58
H-P12	H-IM37	H-IM44	H-IM66
H-P39	H-IM38	H-IM50	
H-P40	H-IM39	H-IM55	
H-S1	H-IM40	H-IM56	



Impact Analysis. The Project focuses housing development mainly in previously developed areas, which would reduce potential impacts on cultural resources. All the proposed residential development would be subject to policies and mitigation set forth in the General Plan Update. The Project proposes to produce fewer units than the number evaluated in the EIR. In light of the PEIR, the project's impacts on cultural resources are less than significant.

### *3.3.6 Energy*

Section 3.17 of the EIR evaluates environmental effects related to Energy, including the buildout of approximately 1,721 (updated to 1501 as of 2019) new housing units, and associated commercial and industrial buildings. The PEIR considers energy consumption during construction and occupancy of homes and other buildings, in terms of their adverse physical effect on the environment. Impacts of new or expanded energy production or transmission facilities were found to be less than significant. Because mechanisms to evaluate whether energy consumption is wasteful, inefficient, or unnecessarily consumptive are not yet fully developed (i.e. adopted GHG thresholds and Climate Action Plan (CAP)), this impact was conservatively determined to be significant and unavoidable. In certifying the EIR and previous Housing Elements, the Board of Supervisors made findings that the benefits of implementing the Housing Element outweighed the unavoidable environmental effects.

Policies. General Plan land use maps and policy promote energy conservation by:

- Generally maintain the characteristics of existing communities.
- Apply land use designations that support mixed-use development and other techniques to increase efficiency of land utilization, including the use of alternative subdivision standards, density bonuses, second unit incentives, live-work commercial centers, etc.
- Maintain current planned residential densities outside of community planning areas and facilitate opportunities for second residential units.
- Increase available resource production land protections using a range of planning tools such as clustered development incentives, open space standards, conservation easements and regulatory reform.
- The Land Use Element includes policies and programs to promote mixed use development, which places higher density residential development adjacent to jobs and shopping. UL-P6, Mixed-Use Zoning, directs the application of mixed-use zones in Urban Development Areas.

The following non-regulatory energy efficiency support programs are administered by Redwood Coast Energy Authority (RCEA) and PG&E:

- Community Choice Energy program (option to purchase cleaner electricity at competitive prices);
- Property Assessed Clean Energy (PACE) (funding program includes unincorporated area properties)
- Development Authority (CSCDA) Open PACE programs (financing to residential and commercial property owners for renewable energy and efficiency improvements);
- Grid Alternatives (non-profit that provides local job training and solar at no-cost for families with limited incomes);
- USDA Rural Energy Assistance Program (REAP) Renewable Energy Systems and Energy Efficiency Improvement Loans and Grants (guaranteed loans and grants to agricultural producers and rural small businesses);

- Low-Income Programs (income qualified services through the Redwood Community Action Agency);
- PG&E 3 Party Programs (assist customers in saving energy);
- PG&E Core Rebates (offset the incremental cost of eligible energy efficiency measures);
- PG&E Customized Retrofit Incentives (non-residential customers, permanent peak demand reduction);
- Above Code Support (designers and owners to exceed California's Title 24 energy-efficiency standards).

Relevant Project Components. The following Project components could have potential indirect impacts to Energy.

H-P12	H-S14	H-IM40
H-P39	H-IM37	H-IM50
H-P40	H-IM38	H-IM55
H-S1	H-IM39	H-IM58

Impact Analysis. New data in 2019 confirms that the current pattern of development within the County is not expected to change substantially during the Project planning period. In addition to furthering the policies outlined above, the Project proposes new policies, measures, and programs to support mixed uses in developed areas, and places homes near work and business, thereby reducing travel distances. Implementation measures H-IM39 through H-IM41, and H-IM58 promote smaller unit size and alternative configurations that not only reduce cost, but have the energy benefits of reduced energy footprints. Overall, the Project proposes fewer units than the number evaluated in the EIR. In light of the above and because all regulations, building codes, and Plan policies and incentives would apply to site-specific actions, the project's potential impacts on energy would not introduce new effects not previously examined, or that are substantially more severe those considered in the PEIR.

### *3.3.6 Geology and Soils*

Section 3.8 of the EIR evaluates environmental effects related to Geology and Soils. Due to Humboldt County's proximity to the Cascadia Subduction Zone, it is subject to a high concentration of earthquake events, and liquefaction and subsidence hazards. It is not feasible to mitigate potential exposure of persons to geologic hazards to a less than significant level.

Mitigation. Mitigation measures lessen impacts to water quality resulting from increased erosion, and unstable areas are addressed through geological report requirements. Requirements of the Basin Plan and state law mitigate potential for impacts resulting from development in areas incapable of adequately supporting the use of septic systems. No feasible mitigation measures are available to reduce the exposure to severe surface fault rupture events.

Relevant Project Components. The following Project components could have potential indirect impacts to Geology and Soils.

H-P3	H-IM2	H-IM40	H-IM56
H-P12	H-IM14	H-IM41	H-IM57
H-P39	H-IM22	H-IM42	H-IM58
H-P40	H-IM37	H-IM44	H-IM61
H-S1	H-IM38	H-IM50	H-IM66
H-S14	H-IM39	H-IM55	

Impact Analysis. The above measures could indirectly impact conditions related to geology and soils by stimulating development of new housing. However, the Project proposes to produce fewer units than the number evaluated in the EIR. In light of the PEIR, the project's potential impacts on energy would not introduce new effects not previously examined, or that are substantially more severe those considered in the PEIR.

### *3.3.7 Greenhouse Gas Emissions*

Section 3.13 of the EIR evaluates environmental effects related to Greenhouse Gas Emissions. Because development necessarily generates greenhouse gasses, and it is not feasible at this time to ensure that emissions fall below an adopted GHG emissions threshold, the PEIR considers the impact significant and unavoidable. In certifying the EIR, the Board of Supervisors made findings that the benefits of implementing the Housing Element outweighed the unavoidable environmental effects

Mitigation. The PEIR lists policies, standards, and implementation measures in section 3.13.4 that mitigate the generation of GHG. Additional reductions would be achieved by CAP actions that the County may develop that encourage the use of alternatively fueled and electrified equipment.

Relevant Project Components. The following Project components could have potential indirect impacts to Greenhouse Gas Emissions.

H-P3	H-IM2	H-IM40	H-IM56
H-P12	H-IM14	H-IM41	H-IM57
H-P39	H-IM22	H-IM42	H-IM58
H-P40	H-IM37	H-IM44	H-IM61
H-S1	H-IM38	H-IM50	H-IM66
H-S14	H-IM39	H-IM55	

Impact Analysis. All the above measures could indirectly impact greenhouse gas emissions by stimulating development of new housing. Because the Project proposes fewer units than the number evaluated in the EIR, it would not result in additional vehicular trips, nor increased emissions from residential energy demand beyond what is considered in the PEIR. In addition, implementation measures H-IM39 through H-IM41, and H-IM58 promote smaller unit size and alternative configurations that not only reduce cost, but have the energy benefits of reduced energy footprints. Those same measures, as well as H-IM50, and H-IM58 are intended to promote housing in smaller, unincorporated communities where services are available, so that people working in those areas would not need to commute from larger urban areas. In light of the PEIR, the project's potential impacts on greenhouse gas emissions would not be more severe than those previously considered.

### 3.3.8 Hazards and Hazardous Materials

Section 3.7 of the EIR evaluates environmental effects related to Hazards and Hazardous Materials, and finds that General Plan policies and land use regulations mitigate the environmental impacts to less than significant.

Mitigation. Implementation of pre-disaster mitigation and emergency operations planning; use of maximum residential densities and building occupancies consistent with the Recommended Compatibility Zones; an Airport Land Use Compatibility Zone Overlay; and an Airport Safety Review Combining Zone would reduce the risks to less than significant.

Relevant Project Components. The following Project components could have potential indirect impacts to Hazards and Hazardous Materials.

H-P12	H-IM38	H-IM42
H-P39	H-IM39	H-IM50
H-P40	H-IM40	H-IM55
H-S1	H-IM41	H-IM56

Impact Analysis. Indirect impacts could potentially result from the development facilitated by the Project if it occurs near sites where hazardous materials exist. However, the mitigation measures outlined in the General Plan would be imposed on any subsequent development of the affected areas. In light of the PEIR, mitigation already in place would reduce any impacts of the Project to a less than significant level.

### 3.3.9 Hydrology and Water Quality

Section 3.10 of the EIR evaluates environmental effects related to Hydrology and Water Quality. General Plan policies and land use regulations mitigate the environmental impacts to less than significant except in the area of water. A significant portion of Humboldt County drains to watersheds that are impaired by sedimentation, siltation, and temperature.

Mitigation. Mitigation measures listed in Section 3.10.3 were found to reduce adverse impacts to groundwater; effects related to the alteration of drainage patterns or increased runoff; impacts relating to development within the 100-year flood hazard area; and exposure to damage levee or dam failure, or inundation by tsunami, or mudflow to levels less than significant. However, development under the GPU within impaired watersheds could result in potentially significant hydrology and water quality impacts that could not be effectively mitigated. In certifying the EIR, the Board of Supervisors made findings that the benefits of implementing Update outweighed the unavoidable environmental effects.

Relevant Project Components. The following Project components could have potential indirect impacts to Hydrology and Water Quality.

H-P12	H-IM37	H-IM41	H-IM55	H-IM61
H-P39	H-IM38	H-IM42	H-IM56	H-IM66
H-P40	H-IM39	H-IM44	H-IM57	
H-S1	H-IM40	H-IM50	H-IM58	

Impact Analysis. Existing regulation, policies, and mitigation measures applied to new development under the Project are expected to reduce adverse impacts related to hydrology and water quality to less than significant levels, with the exception of development within impaired watersheds. The Project proposes fewer units than the number evaluated in the EIR. In light of the

PEIR, the project's potential impacts on water quality would not introduce new effects, or be substantially more severe than those previously considered.

### *3.3.10 Land Use and Planning*

Section 3.1 of the EIR evaluates environmental effects related to Land Use and Planning, finding that the impacts of implementing the General Plan Update would be less than significant as mitigated.

Mitigation. Section 3.1.3.2 lists a series of mitigation measures that aim to resolve conflicts between the General Plan Update and applicable state laws relating to the open space and land use elements, with the result that impacts related to conflicts are reduced to less than significant levels.

Relevant Project Components. No Project components would impact land use and planning.

Impact Analysis. Policies, standards and implementation measures in the Project have indirect impacts, and do not involve land use designation or zoning changes. Actions resulting from the Project may involve these issues, but would be adopted by ordinance with further review. The minor changes proposed by the Project to encourage affordable, emergency, transitional, and supportive housing would not have a substantial direct effect on any identified land use impacts. In light of the PEIR, the project would have no potential significant impacts on land use and planning.

### *3.3.11 Mineral Resources*

Section 3.9 of the EIR evaluates environmental effects related to Mineral Resources, finding that the impacts of implementing the General Plan would be less than significant.

Relevant Project Components. No Project components would impact mineral resources.

Impact Analysis. The minor changes proposed by the Project to encourage affordable housing and support emergency, transitional, and supportive housing would not have a substantial effect on mineral resources. In light of the PEIR, the project would have no potential significant impacts.

### *3.3.12 Noise*

Section 3.6 of the EIR evaluates environmental effects related to Noise, finding that the impacts of implementing the General Plan Update would be less than significant as mitigated.

Mitigation. The EIR mitigates adverse impacts related to construction noise through adoption of a Noise Control Ordinance that requires noise parameters for discretionary projects, and a Noise Impact (N) Combining Zone surrounding the Garberville Airport.

Relevant Project Components. The following Project components could have potential indirect impacts related to Noise.

H-P3	H-S1	H-IM41	H-IM55	H-IM61
H-P12	H-IM14	H-IM42	H-IM56	H-IM66
H-P39	H-IM22	H-IM44	H-IM57	
H-P40	H-IM40	H-IM50	H-IM58	

Impact Analysis. Noise impacts of the Project are of the same type and extent as those considered

and mitigated in the EIR. New development would be subject to the policies and mitigation measures in place, which reduce the impacts to a level less than significant. In light of the PEIR, the potential noise impacts related to the Project would be less than significant.

### *3.3.13 Population and Housing*

Section 3.1 of the EIR evaluates environmental effects related to Population and Housing, concluding that the Plan does not induce unplanned growth or displace substantial numbers of people or housing units. Therefore, impacts relating to population and housing of the General Plan Update are less than significant.

Mitigation. None required.

Relevant Project Components. Because Project components do not promote unplanned growth or displace people, none would have potential impacts relating to population and housing.

Impact Analysis. Like the General Plan, Project policies do not propose specific development proposals or contain policies that are intended to induce growth, but rather, they address how growth is to be accommodated. Policies, standards and implementation measures in the Project propose minor changes that do not substantially depart from the Plan's emphasis on growth accommodation. The proposed number of housing units in the Project does not exceed that evaluated in the EIR, so that its potential impacts on population and housing would not exceed those evaluated. In light of the PEIR, the potential impacts concerning population and housing would be less than significant.

### *3.3.14 Public Services*

Section 3.4 of the EIR evaluates environmental effects related to Public Services, finding that with General Plan policies, standards and implementation measures are adequate to ensure that environmental impacts are addressed through appropriate site-specific mitigation measures. Therefore, impacts relating to Public Services are less than significant.

Mitigation. None required.

Relevant Project Components. The following Project components could have potential indirect impacts related to Public Services.

H-P3	H-S1	H-IM38	H-IM55
H-P12	H-S14	H-IM39	H-IM56
H-P35	H-IM2	H-IM40	H-IM57
H-P39	H-IM14	H-IM41	H-IM58
H-P40	H-IM22	H-IM44	H-IM61
H-P44	H-IM37	H-IM50	H-IM66

Impact Analysis. The Project's impacts relating to public services are of the same type and extent as those considered in the EIR. New public facilities could be required as a result of housing development, and these would be subject to the policies and measures in place in the General Plan, which would reduce the impacts to a level less than significant. The Project proposes fewer units than the number evaluated in the EIR. In light of the PEIR, the potential impacts of the Project related to public services would be less than significant.

### 3.3.15 Recreation

Section 3.15 of the EIR evaluates environmental effects related to Recreation, finding that with General Plan Update policies, and the mitigation measures below would reduce impacts relating to recreation to a level less than significant.

Policies. Policies aim to coordinate planning for park and recreation facilities to ensure that new residential development includes provisions for adequate parks and open space, and to counteract the deterioration of parks and recreation facilities.

Mitigation. Mitigation measures to protect existing parkland include: maintaining a Parks Master Plan to assess facilities; establishing a standard for parkland dedication; specifying acreage of park land of 3 acres per 1,000 residents; and specifying land dedication, in-lieu fee, or other mechanisms to fund parks and recreation.

Relevant Project Components. The following Project components could have potential indirect impacts to Recreation.

H-P3	H-S1	H-IM38	H-IM55
H-P12	H-S14	H-IM39	H-IM56
H-P35	H-IM2	H-IM40	H-IM57
H-P39	H-IM14	H-IM41	H-IM58
H-P40	H-IM22	H-IM44	H-IM61
H-P44	H-IM37	H-IM50	H-IM66

Impact Analysis. The above policies, standards, and implementation measures indirectly encourage housing development, which could potentially impact recreation. The extent of development under the Project would not exceed that evaluated in the EIR. Therefore, in light of the EIR, impacts would be less than significant.

### 3.3.16 Transportation

Section 3.5 of the EIR evaluates the County's transportation system and its environmental effects. Impacts were found to be less than significant regarding road safety, and for programs for public transit, bicycle, or pedestrian facilities. Section 3.5.3 of the EIR describes transportation impacts and mitigation measures related to projected growth in the County, including addition of 1721 units between 2017 and 2028. Although the General Plan Update seeks to reduce vehicle miles traveled per capita, total vehicle miles traveled are projected to increase into the future. Mitigation may help reduce VMT per person, but political and economic conditions make reducing impacts to a less than significant level unlikely. In certifying the EIR and previous Housing Elements, the Board of Supervisors made findings that the benefits of implementing the Housing Element outweighed the unavoidable environmental effects.

Mitigation. Section 3.5.3 of the EIR describes transportation impacts and mitigation measures related to projected growth.

Relevant Project Components. The following Project components could have potential indirect impacts to Transportation.

H-P3	H-S1	H-IM38	H-IM55
H-P12	H-S14	H-IM39	H-IM56
H-P35	H-IM2	H-IM40	H-IM57
H-P39	H-IM14	H-IM41	H-IM58

H-P40	H-IM22	H-IM44	H-IM61
H-P44	H-IM37	H-IM50	H-IM66

Impact Analysis. The above measures could indirectly impact transportation by stimulating development of new housing. The proposed number of housing units in the Project does not exceed that evaluated in the EIR, so that it would not result in additional vehicular trips beyond what was planned for and considered in the PEIR. Measures H-IM38, H-IM40, H-IM50, and H-IM58 are intended to develop housing closer to where people work, so that they would not need to commute from larger urban areas. In light of the PEIR, the Project would not introduce new transportation effects not previously examined, or that are substantially more severe than those previously considered.

### *3.3.17 Tribal Cultural Resources*

Section 3.14 of the EIR evaluates environmental effects related to Tribal Cultural Resources. Because of the widespread distribution of culturally sensitive Tribal sites and regions in the County, the potential for significant impacts on those resources exists in community centers, rural centers, rural lands, agricultural lands and public lands. Policies, standards and implementation measures in the General Plan Update protect tribal cultural resources, and would reduce the anticipated impacts of development, but not to a less than significant level.

Policies. Consultation with Native American Tribes is required during discretionary project review, in order to identify resources not expressly listed. Consultation is also required during ministerial projects if the project may result in adverse changes to a significant Tribal resource. The County currently checks the state and local listed historic resources with reference to tribal resources (including those determined to be eligible for listing) prior to issuing building permits. Tribal resources must be identified during ministerial and discretionary project review and if found to be significant, protected from substantial adverse change. To avoid loss or degradation, projects located in areas known or suspected to be Native American burial sites are conditioned to avoid potential impacts. Substantial alterations to Tribal resources are prohibited through a permit approval without a determination that the resource is not significant or where overriding public benefits and mitigations would occur. Mitigation is required when development would adversely impact such resources, and is evaluated on a project-by-project basis.

Mitigation. Applied on a project-by-project basis.

Relevant Project Components. The following Project components could have potential indirect impacts to Tribal Cultural Resources.

H-P3	H-IM14	H-IM41	H-IM58
H-P39	H-IM22	H-IM44	H-IM61
H-P40	H-IM37	H-IM50	H-IM66
H-S1	H-IM38	H-IM55	
H-S14	H-IM39	H-IM56	
H-IM2	H-IM40	H-IM57	

Impact Analysis. The Project measures above would not directly impact Tribal resources, but indirect impacts could result from the development facilitated by the them. The proposed Project would not expand the overall developable area as identified in the EIR, or exceed the number of units previously evaluated. Impacts to Tribal resources are associated with specific development, and mitigation would be applied on a project level. The policies in the General Plan described above would be imposed upon any development projects in the affected areas. In light of the



PEIR, the potential impacts of the Project relating to Tribal Cultural Resources are not different from, and are not significantly more severe than those previously considered.

### *3.3.18 Utilities and Service Systems*

Section 3.3 of the EIR evaluates environmental effects related to Utilities and Service Systems. Impacts of development under the General Plan Update regarding wastewater treatment capacity, stormwater, and solid waste were found to be less than significant. However, growth during the planning period could result in insufficient water supplies, which could cause significant environmental effects. In certifying the EIR and previous Housing Elements, the Board of Supervisors made findings that the benefits of implementing the Housing Element outweighed the unavoidable environmental effects.

Mitigation. A Water Supply Evaluation and Monitoring policy would evaluate watersheds to determine the long-term surface and groundwater supply to determine an estimate of the quantity of water available for future development. The policy prescribes ongoing monitoring of watershed conditions. Policies in the Plan would limit development potential, and disapprove projects that would exceed the available water supply and capacity of water systems. However, potential impacts could still result from the approval of ministerial development, and impacts to water supply and availability and the effectiveness of the mitigation cannot be definitively determined or tested at this time. Therefore, impacts related to water supply were considered significant and unavoidable. In certifying EIR, the Board of Supervisors made findings based on substantial evidence that the benefits of development outweighed the unavoidable environmental effects, and adopted a Statement of Overriding Conditions.

Relevant Project Components. The following Project components could have potential indirect impacts to Utilities and Service Systems.

H-P12	H-IM14	H-IM40	H-IM55
H-P39	H-IM22	H-IM41	H-IM56
H-P40	H-IM37	H-IM42	H-IM57
H-S1	H-IM38	H-IM44	H-IM58
H-S14	H-IM39	H-IM50	H-IM61
			H-IM66

Impact Analysis. The above policies, standards, and implementation measures indirectly encourage housing development, which could potentially impact water supplies. The extent of development under the Project would not exceed that evaluated in the EIR. Therefore, in light of the EIR, the Project's impacts to utilities and service systems would not be more severe than those previously considered.

### *3.3.19 Wildfire*

Section 3.7.4.4 of the EIR evaluates environmental effects related to Wildfire. Most of Humboldt County is located within high or very high fire hazard severity areas, and a number of new dwelling units were projected to be developed within high and very high wildfire hazard areas during the planning period. General Plan Update policies intended to reduce wildland fire risk include: hazard fuel reduction (prescribed burning); Fire Safe Education; and Fire Service Provider Support, which makes information from the County available to fire service providers. The General Plan Update contains policies and programs that are intended to lessen wildfire risk where residential uses are planned adjacent to forest land.

Mitigation. Mitigation Measures that lessen impacts resulting from the exposure of people or structures to a significant risk wildland fires include: requiring forested buffers and building setbacks; requiring fire breaks in consultation with CALFIRE; requiring compliance with fire safe standards; and ongoing fire protection management programs. Although these policies and mitigation measures lessen potential risks of exposure to wildfire posed by residential development, those risks could not be reduced to a less than significant level. Therefore, impacts related to wildland fire were considered significant and unavoidable. In certifying EIR, the Board of Supervisors made findings based on substantial evidence that the benefits of implementing the General Plan Update outweighed the unavoidable environmental effects, and adopted a Statement of Overriding Conditions.

Relevant Project Components. The following Project components could have potential indirect impacts related to wildfire.

H-P39	H-IM41	H-IM57
H-S1	H-IM42	H-IM58
H-IM38	H-IM44	H-IM66
H-IM39	H-IM50	
H-IM40	H-IM56	

Impact Analysis. The above measures indirectly stimulate development of new housing, some of which may be in areas of high fire hazard. Any new development in such areas is subject to policies, implementation measures, and mitigation designed to lessen wildfire risk. The number of units proposed to be built falls within the bounds of projected development considered in the PEIR. In light of the PEIR, the Project would not result in new or substantially more severe environmental impacts concerning wildfire than those anticipated in the EIR.

### *3.3.20 Mandatory Findings*

The 2019 Housing Element Update (Project) would not change the conclusions reached by the certified 2017 EIR regarding the environmental effects addressed in the Mandatory Findings of Significance Section of the PEIR.

The Project, like the General Plan Update it modifies, is a policy document that is intended to guide new development through the year 2028 (or 2040 in the case of the General Plan Update). Likewise, the Project would not substantially 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, substantially 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.

Approval of the Project would not increase the number of residential units in the County beyond what has already been analyzed in the EIR. The environmental setting conditions for the Project are essentially the same as those previously reviewed by the EIR.

The contribution of the Project to cumulative impacts has already been reviewed in the EIR. Approval of the Project would not, for the reasons noted above, have a substantial adverse impact on human beings either directly or indirectly in excess of those already identified in the EIR.

Project Environmental Impact Conclusions. The proposed CEQA Project would have no significant impact on any of the topical issues reviewed above. Although the EIR identified significant unmitigated impacts associated with a particular area of assessment, the proposed Project would not result in an increase in the severity of any of those potential impacts. Accordingly, for purposes

of this Addendum, the proposed Project would only result in less than significant changes in the level of impact identified or the mitigation measures proposed by the EIR.

#### **4.0 STATEMENT OF FINDINGS**

An addendum to a previous EIR is appropriate when all of the required findings described below can be made.

1. No substantial changes are proposed in the project which will require revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§15162(a)(1)].

Adoption of the draft 2019 Housing Element will not require revisions to the EIR because no new significant environmental effects or substantial increase in the severity of previously identified significant effects will occur. The adoption of the updated Housing Element involves updates to data, analysis and programs that do not involve new development or physical changes to the environment that would increase previously identified cumulative impacts. Statements of overriding considerations were made in conjunction with the EIR, in the areas of: Aesthetics, Agricultural Resources, Air Quality, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Transportation, Utilities and Service Systems, Wildfire, and Mandatory Findings of Significance (Cumulative Impacts). The 2019 Housing Element will not cause a substantial increase in the severity of the identified countywide cumulative impacts. No physical changes to the environment will occur with adoption of this update to the Housing Element, beyond those that were previously considered. Therefore, updates to the Housing Element will not have new significant environmental effects or substantially increase the severity of previously identified significant effects.

2. No substantial changes occur with respect to the circumstances under which the project is undertaken which will require revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§15162(a)(2)].

Adoption of the 2019 Housing Element update will not require major revisions to the EIR because no substantial changes have occurred with respect to the circumstances under which the project was undertaken. The adoption of the 2019 Housing Element involves updates to data, analysis and programs and does not include new development or direct physical changes to the environment. New data and analysis in the 2019 Element indicates a continuation of physical, economic, and demographic conditions prevalent when the General Plan Update and previous Housing Element were undertaken. Substantial changes in the circumstances under which the project was undertaken have not occurred since EIR was adopted. As discussed under number "1" previously, no substantial increases in the severity of the cumulative impacts will occur. No direct physical changes to the environment, or indirect significant effects will occur with adoption of the 2019 Housing Element. Therefore, updates to the Housing Element will not have new significant environmental effects or substantially increase the severity of previously identified significant effects due to changes in circumstances.

3. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Board of Supervisors certified the previous EIR, shows any of the following:

a. The project will not have one or more significant effects not discussed in the previous EIR [§15162(a)(3)(A)];

No new information of substantial importance has been introduced that would lead to new or different impacts compared with those discussed in the EIR. Project components continue to build on, clarify, and modify policies, standards and implementation measures in the previous Housing Element. The types of development and resulting impacts would be the same as those evaluated in the EIR. Therefore, there is no evidence that the Housing Element update will result in one or more significant new effects not discussed in the EIR.

b. Significant effects previously examined will not be substantially more severe than shown in the previous EIR [§15162(a)(3)(B)];

No new information of substantial importance has been introduced that would increase the severity of the identified cumulative impacts or cause new significant effects not discussed in the EIR. The adoption of the 2019 Housing Element involves updates to data that indicate a continued stable, slow population growth rate, followed by decline. Housing construction activity continues to be around half that projected in the previous Element. There is no evidence that these conditions are likely to substantially change in the Project planning period. Based on projected development, adopting the Housing Element update will not have significant effects substantially more severe than shown in the previous EIR.

c. No 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 [§15162(a)(3)(C)];

No new information of substantial importance has been introduced that would make mitigation measures or alternatives previously found not to be feasible that were discussed in the EIR to now be feasible. Statements of overriding consideration were adopted for the previously identified significant and cumulative impacts. Additional mitigation measures and alternatives that were previously considered would not reduce the identified impacts for the same reasons stated in the EIR. Therefore, no mitigation measures or alternatives previously found not to be feasible would in fact be feasible that would substantially reduce one or more significant effects of the project.

d. No 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 [§15162(a)(3)(D)].

No new information of substantial importance has been introduced that would require mitigation measures or alternatives which are considerably different from those that were discussed in the EIR and/or that would substantially reduce one or more significant effects on the environment. Statements of overriding consideration were adopted for the previously identified impacts. No new or previously rejected mitigation measures or alternatives would reduce potential impacts.

## **5.0 Conclusion Regarding Preparation of an Addendum**

The proposed 2019 Housing Element would not change any previous conclusions associated with effects disclosed in the EIR. Impacts previously found to be less than significant would not be elevated to significant as a result of the proposed Housing Element. No new significant impacts or more severe impacts resulting from the proposed modifications were identified, and no changes would occur in the EIR analysis of significant impacts. Therefore, based on the information above,

none of the conditions described in Section 15162 of the CEQA Guidelines have occurred and there is no substantial evidence to warrant the preparation of a subsequent EIR. The decision-making body shall consider this addendum to the final certified 2017 General Plan Program EIR prior to making a decision on the project.

## **EXHIBIT A**

### **Draft 2019 Housing Element Policy and Program**

## **8.4 Goals and Policies**

### **Goals**

**H-G1. Housing Production.** Implement regulatory policies, practices and financial incentives that promote creation of affordable housing, protect the public health, safety and welfare, promote clear development requirements, advance equity, minimize environmental impacts of housing development and reflect the goals and priorities of this Plan.

**H-G2. Housing Diversity.** An adequate supply of all types of housing affordable for all income levels in all areas of the County, including urban, suburban, rural, hamlet and remote areas.

**H-G3. Workforce Housing.** An adequate supply of rental and homeownership opportunities affordable to wage earners within close proximity to local businesses, recreational facilities, community services, transit corridors and schools.

**H-G4. Residential Land Inventory.** An inventory of land, suitable for development within the eight-year period for this Housing Element Update cycle, which provides adequate capacity to meet projected regional housing needs for all income levels.

**H-G5. Housing Needs of Special Populations.** Sufficient and affordable housing opportunities for seniors, disabled persons, homeless, nomadic, single-parent households, farmworkers, and large families.

**H-G6. Emergency Shelters, Supportive and Transitional Housing.** Address the housing and access needs of vulnerable populations, and provide sufficient opportunities and capacity to meet local needs for emergency shelters, navigation centers, day centers, supportive housing and transitional housing, including alternative and shared housing.

**H-G7 Affirmatively Furthering Fair Housing.** Regular meaningful actions to affirmatively further and promote fair housing, to improve access to opportunity, and prohibit discrimination<sup>1</sup>.

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<sup>1</sup> Meaningful Actions are defined as "significant actions that are designed and can be reasonably expected to achieve a material positive change that affirmatively furthers fair housing by, for example, increasing fair housing choice or decreasing disparities in access to opportunity." (Title 24 Code of Federal Regulations Part 5 Section 5.152)

## Policies

**H-P1. Development of Properties in the Residential Land Inventory.** The County shall encourage development of parcels in the residential land inventory for the current planning period at targeted residential density.

**H-P2. Flexibly Apply Development Standards to Low Income Housing.** The County shall support the flexible application of development standards through a streamlined permit process for housing people in lower income affordability categories and special needs populations.

**H-P3. Use of Surplus County-owned Property.** The County shall consider using surplus County-owned property for development or financing of housing for low income and special need populations. County-owned parcels in close proximity to commercial services and public transit shall be preferred for development of affordable housing.

**H-P4. Maintenance of an Adequate Supply of Residential Land.** The County shall maintain an adequate supply of residentially zoned land to accommodate projected housing needs for all income categories and special needs populations throughout the Housing Element planning period.

**H-P5. Maintaining an Adequate Land Inventory.** Unless written findings are made pursuant to Government Code Section 65863 supported by substantial evidence, the County shall not allow a reduction in residential units in the residential land inventory below that specified in the current Regional Housing Need Allocation (RHNA).

**H-P6. Contributions to Infrastructure and Service Development.** Market-rate housing will pay its fair share of infrastructure and public service costs. Housing with long-term affordability covenants and restrictions requiring units to be available to, and occupied by, persons or families of low, very low or extremely low income for at least 20 years may be eligible for subsidies to pay for applicable infrastructure and public service costs.

**H-P7. Residential Subdivision Approvals within Housing Opportunity Zones.** The density of residential subdivisions within Housing Opportunity Zones shall not be reduced below the calculated minimum number of units per Standard H-S2 unless the County makes specified findings.

**H-P8. Residential Subdivision Permit Process.** The County shall maintain an efficient, streamlined and predictable permitting process designed for residential subdivisions that meet the goals and policies of this Element.



**H-P9. Expedited Residential Subdivision Review in Housing Opportunity Zones.** The County shall streamline environmental review of residential subdivisions in Housing Opportunity Zones by establishing standardized thresholds of significance.

**H-P10. Rehabilitation of Substandard Housing.** The County shall work to improve substandard housing conditions throughout the County as indicated through housing condition surveys.

**H-P11. Support for Tenant's Rights.** The County shall support residential tenants' and landlords' rights and responsibilities and the enforcement of state and federal tenant-rights.

**H-P12. Emergency Shelters.** Emergency shelters, day centers and navigation centers shall be allowed as principally permitted uses on sites mapped for emergency shelters in the Housing Element Appendix.

**H-P13. Housing and Support Services for Elders and Disabled Persons.** The County shall promote and encourage a range of housing and support services for elders and disabled persons that allow a wide spectrum of choices from fully independent to fully assisted living.

**H-P14. Support Innovative Construction and Design Methods.** The County shall support the use of innovative construction and design methods and building materials that make more efficient use of land and materials, including water conserving waste disposal systems, energy systems, dwelling designs, and uses of recycled materials for building. The County shall also encourage and support sweat-equity and collaborative construction methods.

**H-P15. Encourage New and Experimental Techniques.** The County shall encourage and be receptive to new and experimental construction techniques for housing.

**H-P16. Support Alternative Owner Builder Program.** The County shall support alternative owner-built/owner-occupied housing to promote low cost housing and improved permit compliance in rural areas not served by public water or sewer.

**H-P17. Reduce and Avoid Impacts to Biological Resources.** The County shall refer all building permit applications for structures whose water source is from perennial streams or rivers, or from wells within 100' of a perennial stream or river, or from springs within 100' of a perennial stream or river to the Department of Fish and Wildlife (DF&W).

**H-P18. Promote Infill, Reuse and Redevelopment.** The County shall promote infill, re-use and redevelopment of vacant and under-developed land within Urban Development Areas and Housing Opportunity Zones as a strategy to create affordable housing, provide an economic stimulus and revitalize community investment.

**H-P19. Housing Opportunity Zones.** The County shall continue to stimulate residential and infrastructure development within Housing Opportunity Zones. The County shall, review and consider the expansion of or the addition of new Housing Opportunity Zones, as needed and where appropriate.

**H-P20. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks.** The County shall support continuation of existing manufactured home parks and long-term occupancy special occupancy parks and shall support expansion of existing parks as an important source of affordable housing.

**H-P21. Retain Historic and Legal Non-Conforming Housing.** The County shall support retention of historic and legal non-conforming housing which exceeds the general plan density standards.

**H-P22. Siting of Multifamily Housing Developments.** The County shall plan, prioritize, and support development proposals that locate multi-family uses along major transportation corridors, near transit stops, public services, recreation areas, neighborhood commercial centers and work opportunities.

**H-P23. Allowances for a Mixture of Housing Sizes and Types.** The County shall allow a variety of housing types and sizes in all residential areas served by public sewer to encourage a mix of housing opportunities for all income categories.

**H-P24. Housing Rehabilitation.** The County's code enforcement requirements and program shall develop maintenance provisions in county code to prioritize rehabilitation of sub-standard housing requiring maintenance of residential structures in a suitable condition for housing.

**H-P25. Promote Fair Housing and Improved Access to Opportunity.** The County shall support the enforcement of state and federal fair housing and anti-discrimination laws, and improve public information and community engagement on fair housing topics.

**H-P26. Reduce Impacts of Displacement Caused by Enforcement Actions.** The County shall consider relocation costs for occupants displaced through housing code enforcement action in charging penalties and fines.

**H-P27. Technical Assistance Program.** The County shall develop a residential development technical assistance program to improve public engagement, outreach and availability of information and expertise regarding residential land use regulations and the residential development permitting process.

**H-P28. Pre-Approved Housing Plans.** The County shall increase the variety of housing designs available as pre-approved housing plans offered for downloading at no cost on the County's website to encourage the production of affordable housing, including alternative housing designs.

**H-P29. Streamline Housing Review and Approval.** When amending the Zoning Regulations for residential zoning, uses or standards, the County shall adopt objective standards to improve the clarity and predictability of residential development standards for both the community and developers. "Objective standard" shall mean zoning, subdivision, or design review standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

**H-P30. Encourage Accessory Dwelling Units.** The County shall stimulate the construction of accessory dwelling units by relaxing accessory dwelling unit development standards through modifications to the land use codes in order to provide low-cost housing and to make more efficient use of existing roads.

H-P31. Allowance for Tiny Houses and Moveable Tiny Houses. The County shall encourage development of new low-cost housing by allowing tiny houses and moveable tiny houses as permanent single-family dwellings and detached bedrooms in single family and multifamily zones.

H-P32. Allowance for Tiny House Villages. The County shall encourage development of new low-cost housing by allowing tiny house villages as a type of multifamily dwelling allowed in multifamily zones.

**H-P33. Farmworker Housing.** The County shall , encourage sufficient and affordable housing opportunities for farmworkers including the housing needs of cannabis industry farmworkers consistent with Health and Safety Code Sections 17021.5 and 17021.6.

H-P34. Estimating Farmworker Housing Needs of the Cannabis Industry. The County shall estimate the population of farmworkers in the cannabis industry that may be under represented in the census data of the United States Department of Agriculture Agricultural Census.

**H-P35. Transitional Housing.** Transitional housing shall be considered a residential use of property. The County shall increase Transitional housing capacity to meet the documented housing needs consistent with Government Code Sections 65582(j) and 65583(c)(3).

**H-P36. Supportive Housing.** Supportive housing consisting of fifty (50) units or less shall be considered a use allowed by right (no discretionary permit required) in zones where multifamily uses are allowed, including commercial zones where multifamily uses are allowed above commercial uses. The County shall increase Supportive housing capacity to meet the documented housing needs consistent with Housing Element requirements (Section 65650 of the Government Code).

**H-P37. Single Room Occupancy Units.** The County shall support the conversion and use of motels, and hotels, and discontinued hospitals, schools, and care facilities for single room occupancy units (SRO) units consistent with public health, safety and welfare.

**H-P38. Support Emergency Shelters.** The County shall continue to allow emergency shelters by right in areas mapped for that use, and shall continue to support and encourage coordination of funding for emergency shelter sites, services, and operation, through outreach to non-profits and religious organizations, and through multijurisdictional partnerships.

**H-P39. Allowance for Safe Parking.** The County shall amend the Zoning Regulations allow for Safe Parking as a form of emergency shelter to provide sufficient opportunities and capacity to provide emergency shelter to meet the documented needs of those experiencing homelessness.

**H-P40. Fee Deferrals for Affordable Housing, Emergency Shelters and Transitional and Supportive Housing.** The County shall offer and defer until occupancy fees for building permits, discretionary land use permits, parkland dedication fees, and review fees charged by the Department of Environmental Health and Public Works for housing that has long-term covenants and restrictions that require the units to be available to and occupied by lower income households for at least 30 years. The County shall also offer and defer until occupancy fees for building permits and discretionary land use permits, and review fees charged by the Department of Environmental Health and Public Works for Supportive, Transitional Housing, and Emergency Shelter housing projects. All deferred fees shall be required to be paid prior to issuance of a certificate of occupancy.

**H-P41. Fast Track Application Review.** All housing projects shall be fast-tracked through the Planning and Building Division Department, Environmental Health Division of Public Health, and the Land Use Division of the Department of Public Works.

**H-P42. Density Bonuses.** The County shall continue to offer and provide density bonuses for housing affordable to lower income households consistent with Government Code Section 65915.

**H-P43. Deferral of Minor Subdivision Improvements.** The County shall allow applicants to defer improvements for minor subdivisions until the time of building permit issuance for housing that has long-term affordability covenants and restrictions that require units to be available to, and occupied by, persons or families of low income for at least 20 years. Public Works shall specify allowable deferments on a project by project basis.

**H-P44. Funding for Supportive and Transitional Housing.** The County shall actively seek to obtain funding from other sources to intentionally partner with developers and landowners to develop Supportive and Transitional housing.

H-P45. Alternative Utility Systems. Support and encourage local pilot programs for cooperative decentralized services like water, waste treatment, composting, and energy production in areas where Alternative Owner Builder structures are allowed.

## **8.5 Standards**

**H-S1. Housing Program Implementation.** The County shall implement a Housing Program consistent with this Plan to facilitate the permitting and construction by the year 2027 of:

- 1) 602 single family units; 112 of which are under the Alternative Owner Builder (AOB) program.
- 2) 186 multifamily units
- 3) 91 second units

**H-S2. Achieving the Target Densities in Housing Opportunity Zones.** Parcels in the residential land inventory in Housing Opportunity Zones for the current planning period shall be developed to meet or exceed the “mid-point” density. A lower density may be approved only if specific findings are made supported by substantial evidence that the proposed development will not preclude future development at the “mid-point” density, or the “mid-point” density is not feasible.

**H-S3. Calculation of the Target Density in Housing Opportunity Zones.** The target residential density on each parcel in the residential land inventory in Housing Opportunity Zones for the current planning period shall be calculated by multiplying the applicable mid-point Plan density by the net developable area determined during application processing. The net developable area shall be the total parcel area minus areas that cannot be physically developed due to mapped hazards or environmental constraints

**H-S4. Calculation of the Maximum Number of Residential Units on a Parcel.** The maximum number of residential units on an individual parcel shall be calculated by multiplying the highest density allowed in the applicable Plan designation by the total parcel area. Additional units may be allowed based on applicable density waivers or density bonuses. Allowable residential units may be clustered in developable areas of the parcel to avoid physical, environmental or infrastructure constraints.

**H-S5. Infrastructure Development.** Infrastructure projects which reduce physical capacity constraints to residential land located within Housing Opportunity Zones, Legacy Communities, or other areas where health and safety concerns are evident shall be given priority for funding and development.

**H-S6. Retain Legal Non-Conforming Housing.** General Plan density standards shall be waived for existing legal non-conforming housing in new subdivisions and planned developments.

**H-S7. Ten-Year Plan to END Homelessness.** The County's adopted Ten-Year Plan to End Homelessness will guide the County's efforts to address the housing and service needs of the homeless, and "at risk of homelessness" populations.

**H-S8. Single Room Occupancy Units.** The County shall allow conversion of hotels and motels, and discontinued hospitals, schools, and care facilities to single room occupancy units (SRO) under specified conditions in selected zones in areas with public water. Plan and zone density standards may be waived for SRO units consistent with public health and safety. Permit fees may be subsidized for conversions to SRO units and for reviews of the historic and legal non-conforming status, or Plan amendments or zone reclassifications for conversions that have already occurred.

**H-S10. Calculation of Development Potential for the Residential Land Inventory.** The County shall identify land suitable for residential development consistent with Government Code Section 65583.2. Projections of residential development potential on individual parcels shall be based on applicable Plan densities, zoning standards and net developable parcel area. Net developable area may be based on best-available mapping of hazards and environmental resources known to have the potential to restrict development. Residential development potential on individual parcels may also be limited by infrastructure constraints identified within the Residential Land Inventory by Urban Development Area. Actual development potential on individual parcels is determined at the time of project application. Deviations between actual development potential identified at the time of project application and projected development potential identified in the residential land inventory shall be tracked and reported to the Board of Supervisors in comprehensive Housing Element updates.

**H-S11. Publication and Maintenance of the Residential Land Inventory.** The County's residential land inventory, found consistent with state law according to Government Code Section 65583(a)(3), shall be

published to the internet as a web-based GIS layer to aid the identification of vacant and underdeveloped residential sites. Thereafter, during the Housing Element planning period, the County shall periodically update the GIS inventory for public information purposes to reflect development approvals, changes in estimated development potential of individual parcels or infrastructure constraints.

**H-S12. Standards for Extremely Low, Very Low and Low Income Sites in the Residential Land**

**Inventory.** The RHNA Plan allocations for extremely low, very low and low income housing units shall be accommodated on sites suitable and zoned for multifamily residential development by right (no discretionary review is required). Multi-family sites shall be considered suitable if they contain one or more developable acres planned and zoned for at least 15 dwelling units per acre and can be provided with public water and sewer services within the planning period. No more than 100 units can be counted on any single parcel.

**H-S13. Standards for Environmental Review of Residential Subdivisions in Housing Opportunity Zones.**

The County shall develop standardized thresholds of significance for environmental review of residential subdivisions in Housing Opportunity Zones for the following subject areas:

- Aesthetic Impacts
- Agricultural and Forest Impacts
- Air Quality Impacts
- Land Use and Planning Impacts
- Mineral and Energy Impacts
- Noise Impacts
- Population and Housing Impacts
- Public Services
- Recreation
- Utilities and Service Systems
- Cumulative Impacts

**H-S14. Fast Track Building Permit Application Review.** All applications for housing projects shall be fast-tracked through the Planning and Building Division Department, Environmental Health Division of Public Health, and the Land Use Division of the Department of Public Works on a priority basis. The County shall notify the applicant whether the application is complete within 30 days of receipt of a housing application. The County shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units. If a housing application has not been approved within the specified timeframe net the time lapse waiting for applicant corrections, amendments, or other required information, the application shall be deemed approved by the Planning and Building Department. Projects that construct or rehabilitate at least 25% low income, 10% very low income, or 5% extremely low income, or are for Supportive, Transitional, Transitional Housing, or emergency shelters shall be included within this prioritization.

## **8.6 Implementation Measures**

**H-IM1. Pursue Funding for Housing and Emergency Shelter Programs.** The County shall pursue funding for housing and shelter programs, and prioritize funding for development of housing affordable to very low-income households when competing for resources with other projects including:

- First-time Homebuyer Program
- Home Investment Partnership Program (HOME)
- State Community Development Block Grant (CDBG)
- Multifamily Housing Program (MHP)
- Permanent Local Housing Allocation (SB 2, 2017)
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- United States Department of Agriculture (USDA) Housing Programs
- California Housing Finance Authority Loans (CHFA)
- Federal and State Low Income Housing Tax Credit (LIHTC)

**H-IM2. Tiered Environmental Review,** The General Plan Update EIR analyzed the cumulative impacts of residential development in Housing Opportunity Zones. The County shall tier environmental analysis off the GP FEIR to appropriately focus environmental review on individual residential projects in Housing Opportunity Zones.

**H-IM3. Distribution and Sharing of Publicly Available Fault Evaluation Reports,** The County shall maintain Fault Evaluation Reports prepared for sites within Humboldt County and submitted to the California Geologic Survey pursuant to the Alquist-Priolo Earthquake Fault Zoning Act. Copies of these reports shall be available upon request to residential developers within Housing Opportunity Zones.

**H-IM4. Tsunami Hazard Areas,** The County shall publish guidelines for housing development in identified tsunami hazard areas. The guidelines shall include development standards and mitigations for principally permitted and discretionary housing projects. The County shall work with Coastal Commission staff in the development of standards and mitigations to ensure consistency with Coastal Act requirements.

**H-IM5. Initiate Annexation of Multifamily Housing Sites.** The County shall work with the City of Arcata and the Local Agency Formation Commission to initiate annexation of the multifamily parcel APN 505-161-11 to provide sewer services to the property for development of multifamily housing.



- H-IM6. Monitoring Affordable Housing Development on Properties Rezoned to Multifamily.** The County shall include in its Annual General Plan Progress Report prepared pursuant to §65400 of the Government Code a description of the development that has occurred on the properties in the Affordable Multifamily Housing Land Inventory. The County shall also include in the 2019-2027 Housing Element Update an assessment of the effectiveness of the Affordable Multifamily Housing Land Inventory in meeting the County's housing needs for lower income households and propose changes to that program as necessary to increase its effectiveness.
- H-IM7. Facilitate and Monitor The Martin Slough Interceptor (MSI) Project, and Implement Alternatives if the Project is Delayed or Canceled.** The County shall facilitate and monitor the MSI project, and implement the traffic mitigation measures required in the Environmental Impact Report for that project. The County shall continue to formally request an update to the official project schedule on an annual basis. If new sewer hookups provided by the Phase III MSI project are unavailable by December 31, 2015 to accommodate the residential inventory in the area, the County shall replace the loss of inventory on a one-for-one basis by rezoning qualified properties in other areas as needed to meet the proportional share of the RHNA for the MSI project area. Replacement of lots in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory. Rezoning shall be completed within one year of the date the County learns of the delay or cancellation. Responsible Agencies: Planning and Building Department, City of Eureka, Humboldt Community Services District. Timeframe: Facilitating and monitoring the MSI project – ongoing; Re-zoning shall be completed within one year of receipt of notification of project delay or cancellation.
- H-IM8. Encourage Energy and Water Conservation.** The County shall support changes to the County's tax code to encourage new alternative energy systems, such as solar, wind and hydroelectric energy systems, and new water storage and water conservation measures intended to reduce surface water withdrawals from streams and creeks during summer low flow periods.
- H-IM9. Continued Implementation of Effective Policies from the Previous Housing Element.** The County shall continue to implement the policies from the 2009/2010 Housing Element labeled as "✓" in Section 8.12.20 of the Housing Element Appendix.
- H-IM10. Consideration of Policies from the "Idea Bank".** The County shall consider implementing the policies and implementation measures labeled with a "→" in §8.12.20 of the Housing Element Appendix as stand-alone projects with separate environmental review.
- H-IM11. Ten-Year Plan to End Homelessness.** The County shall actively support the implementation measures outlined in the Ten-Year Plan to End Homelessness and plan updates.

**H-IM12. Homeless Humboldt Housing and Homeless Coalition.** The County shall support continuation of the Humboldt Housing and Homeless Coalition, or its equivalent, in order to guide policy development and implementation of programs that address the needs of the homeless population throughout the entire county. The County shall work cooperatively with cities to address the housing needs of the homeless population for the county as a whole. The Planning and Building Department shall appoint a representative to serve on the Humboldt Housing and Homeless Coalition Executive Committee.

**H-IM13. Housing Accessibility for People with Disabilities.** The County shall support housing access for persons with disabilities by fast-tracking reasonable accommodation requests consistent with the Americans With Disabilities Act, and prioritizing housing rehabilitation funds to assist qualifying residents in removal of architectural barriers.

**H-IM14. Housing Trust Fund.** The County shall support the Housing Trust Fund and Homelessness Solutions Committee, and its programs to develop shelter and conserve and develop housing affordable to low- and very low-income households. The County shall seek funding to provide an initial funding level of \$500,000. Sources of initial and long-term funding may include:

- State and Federal Grants
- Local Financial Institutions
- Local Jurisdictions
- Sale of Surplus County Property
- County General Fund
- Private Foundations and Individuals

**H-IM15. Facilitate Development of Sites in the Affordable Housing Land Inventory.** The County shall allow the multifamily zoned sites in the Affordable Housing Residential Land Inventory to be developed with multifamily housing as a principally permitted use independent of existing uses or other allowed uses that may occur on the site.

The County shall encourage development of multifamily zoned properties above the minimum housing density for the parcel. Further, the County shall encourage lot line adjustments, land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Affordable Housing Residential Land Inventory. When eligible, the County shall seek funding through state, federal and local financing programs.

The County shall offer the following incentives for the development of affordable housing, including, but not limited to,

- priority processing subdivision maps that include affordable housing units, and consideration of exceptions to solar shading requirements,
- expedited review for subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plans and master environmental impact reports,
- financial assistance (based on availability of federal, state, local foundations, and private housing funds), and
- modification of development requirements, such as reduced parking standards for elders, assisted care, and special needs housing on a case-by-case basis.

**H-IM16. Housing Rehabilitation.** The County shall conduct housing condition surveys and prioritize housing rehabilitation funding and assistance to sub-standard housing.

**H-IM17. Retain Historic and Legal Nonconforming Housing.** The County shall amend the Zoning Regulations to waive General Plan density standards for historic and legal non-conforming housing involved in new subdivisions, or planned development .

**H-IM18. Inventory of Nonconforming Housing.** The County shall conduct an inventory to estimate the number of affordable housing units located in C- and M- zoning districts as nonconforming housing.

**H-IM19. At Risk Units.** The County shall seek to preserve all assisted multifamily housing units at risk of being converted to market rate rental housing through establishing an early warning system and providing financial assistance when funding is available.

**H-IM20. “Safe Homes” Program to Increase Building Code Compliance.** The County shall consider extending the Safe Homes program prior to the program’s sunset date. The Safe Homes Program allows qualified unpermitted homes to become permitted With reduced or eliminated penalty fees as an incentive to bring the unpermitted units into compliance.

**H-IM21. Use of Surplus County-owned Property.** The County shall evaluate the use of surplus County-owned property, including properties within the boundaries of incorporated cities, for development or financing of housing for low income, very low income, extremely low income, and special need populations. For properties located within incorporated cities, the County shall coordinate with the city.

H-IM22. Affordable Housing Development on Excess State -Owned Properties. The County shall assist with development of affordable housing on excess state-owned properties that become available through Executive Order N-06-19.

**H-IM23. Post Information Regarding Fair Housing and Employment.** The County shall continue to support the State Fair Employment and Housing Commission enforcement program . The Planning Division shall disseminate information about fair housing rights and procedures for filing fair housing complaints to public libraries and the Humboldt County Housing Authority.

**H-IM24. Noticing Regarding Fair Housing and Employment, and Antidiscrimination.** The County shall develop standardized public notice language regarding fair employment and housing, and antidiscrimination to be used by all County agencies and affiliates.

**H-IM25. Complete an Assessment of Fair Housing.** The County shall participate in a multijurisdictional Assessment of Fair Housing (AFH) and complete an AFH that meets the requirements of Government Code Section 65583(c)(9)(A). The AFH will identify elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs, including evaluation of the County's land use regulations for discriminatory language, and recommend a program to address identified fair housing issues. The completed AFH and its recommendation shall be considered by the Board of Supervisors upon the report's completion.

**H-IM26. Improve and Promote Fair Housing and Access to Opportunity.** The County shall initiate an Article 34 referendum that, if passed by a majority of voters, would allow the County to develop, construct or acquire low-rent housing. The Article 34 referendum shall provide for ownership and lease of real property in order to provide housing. Timeline: Completed in accordance with the Humboldt County Office of Elections deadlines for inclusion on the November 3, 2020 General Election ballot.

**H-IM27. Elder Housing Needs Assessment.** Building upon the elder housing needs assessment completed during the 2014-2019 Housing Element cycle, the County shall develop an implementation program to address needs identified.

**H-IM28. Access and Relevancy of Pre-Approved House Plans.** The County shall make pre-approved house plans available (at the Planning and Building Department and online) to the public. Pre-approved house plans shall be regularly reviewed and updated to remain current with California Building Code.

**H-IM29. Provide Pre-Approved House Plans.** The County shall expand its range of pre-approved housing plans available for public use to include a greater variety of housing types. Housing plans to be added to the pre-approval inventory to include:

- Accessory dwelling units in different configurations, including:
  - Non-moveable tiny houses.
  - Conversion of a garage to an ADU.
- Small foot print single family residences not exceeding 1,000 square feet.
- A duplex.
- Farmworker housing group quarters for more than six employees.
- Universal accessible bathroom that can be installed into an existing residence.

**H-IM30. Internet Accessible Residential Land Inventory and Development Constraint Maps.** The County shall continue to provide internet access to a searchable GIS based inventory documenting residential development potential and hazard and environmental building constraints on a parcel-specific level.

**H-IM31. Develop Inventories of Parcels Suitable for Shelter and Housing.** The County shall develop and maintain an online inventory of parcels suitable for the shelter and residential development for the following categories:

- A. Where multifamily housing development projects may be eligible for streamlined, ministerial approval process pursuant to Government Code Sections 65913.4(b) and (c).
- B. Sites for supportive housing.
- C. Suitable sites for use for managed low income, very low income, extremely low income, special occupancy parks.
- D. County-owned properties suitable for Emergency Shelters.

**H-IM32. Internet-Based Permitting Software to Increase Transparency of Permit Review Process.** The County shall maintain and improve the internet based permitting software open to the public to make permit review more transparent, and to publish reports identifying the specific factors contributing to processing times of ministerial permits, such as the length of review times for projects.

H-IM33. Improve Reporting from the Internet-Based Permit Tracking Software. The County shall implement improvements to the permit tracking software to result in the on-time delivery of data meeting the annual reporting requirements of the Department of Finance and Housing and Community Development for residential entitlements.

**H-IM34. Evaluate the Efficiency and Effectiveness of the Planning and Building Department's Residential Development Permit Processes and Procedures.** The County shall conduct an audit of its residential entitlement process and procedures. The audit shall evaluate the application processing timeframes, identify internal and external sources for delay, and obtain input from the lay- and the professional residential development community using surveys, interviews, or questionnaires. The outcome objective of the audit shall be to reduce processing times, increase the number of entitlement applications that result in issued permits, and improved customer satisfaction.

**H-IM35. Revised Length of Stay Limits for Recreational Vehicles.** The County shall revise local regulations to remove the 6 month time limit for tenants residing in special occupancy parks. The County will maintain regulations that limit the period of time a person may stay in a County park or camping area pursuant to Health and Safety Code section 18865.4.

H-IM36. Review the Single Room Occupancy Unit Zoning Regulations. The County shall conduct an evaluation of the Zoning Regulations governing the development of Single Room Occupancy (SRO) housing. This evaluation shall include the following activities:

- A. A comparison evaluation of SRO land use regulations of similarly situated jurisdictions.
- B. Literature review for SRO development land use regulation Best Practices.
- C. An Objective Standard review of the County's existing SRO regulations.
- D. Completion of a report documenting the outcomes of evaluation and recommended amendments to the County's SRO regulations.

H-IM37. Density Bonuses. The County shall amend the Zoning Regulations consistent with Government Code Section 65915 et seq., and as may be amended from time to time, and shall offer and provide density bonuses for housing, including Transitional and Supportive housing, and housing projects meeting the requirements of Government Code Section 65913.4 et seq.

H-IM38. Allowance for Tiny Houses. The County shall amend the Zoning Regulations to allow tiny houses as permanent single-family dwellings that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone when connected to utilities, constructed or installed on a foundation, and objective health, safety and design standards are met.

H-IM39. Allowance for Moveable Tiny Houses. The County shall amend the Zoning Regulations to allow moveable tiny houses as permanent single-family dwellings that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone when connected to utilities, and tie down and objective health, safety and design standards are met. Moveable tiny houses meeting the standards shall be allowed outside of manufactured home and special occupancy parks.

H-IM40. Allowance for Tiny House Villages. The County shall amend the Zoning Regulations to allow a grouping or clustering of three or more tiny houses or moveable tiny houses as multifamily dwellings, and shall be permitted by right in all zones that allow multifamily dwellings. A grouping or clustering of three or more detached bedrooms with central sanitary, laundry, cooking and dining facilities shall also constitute a tiny house village, and shall be permitted by right in all zones that allow multifamily dwellings. Tiny house villages shall meet objective development and performance standards to protect public health and safety, including density of occupation, setbacks, buffers and screening, lighting, and off-street parking.

**H-IM41. Allowance for Accessory Dwelling Units.** The County shall amend the Zoning Regulations consistent with Government Code Section 65852.2 et seq., to allow Accessory Dwelling Units, formerly known as Secondary Dwelling Units, to be permitted by right in all areas zoned to allow single family or multifamily use when standards for public health and safety are met, and when in compliance with the County General Plan, Open Space Plan, and the Open Space Action Program.

**H-IM42. Pursue a Categorical Exclusion Order for Accessory Dwelling Units.** The County shall initiate the Categorical Exclusion process with the California Coastal Commission for accessory dwelling units to be located in the geographic areas currently eligible for exclusion from the requirement to secure a Coastal Development Permit for single family residential development pursuant to Categorical Exclusion Order E-86-4.

H-IM43. Estimating Affordability of Accessory Dwelling Units. In order to estimate the affordability of accessory dwelling units, the County shall survey property owners who have received building permits for the construction of an accessory dwelling unit.

**H-IM44. Incentivize ADU Development.** The County shall develop a pilot program whereby the County partners with a lender to incentivize the development of ADUs in Housing Opportunity Zones by providing financial assistance to income eligible homeowners to facilitate the development of ADUs.

H-IM45. Estimating Affordability of Tiny Houses. In order to estimate the affordability of tiny houses, the County shall survey property owners who have received building permits for the construction or installation of a tiny house.

H-IM46. Accounting for Tiny Houses and Tiny House Villages in the Regional Housing Needs Assessment. The County shall work with the State Housing and Community Development (HCD) to develop an appropriate method to count tiny houses and tiny house villages as dwelling units for the Regional Housing Needs Assessment.

**H-IM47. Farmworker Housing.** The County shall amend the Zoning Regulations for farmworker housing consistent with Health and Safety Code Sections 17021.5 and 17021.6.

H-IM48. Estimating Farmworker Housing Needs of the Cannabis Industry. The County shall prepare an estimate the number of cannabis industry farmworkers.

H-IM49. Provide Information to Agricultural Employers. The County shall provide information to agricultural employers pertaining to state standards and permitting regulations.

H-IM50. Farmworker Housing Program. Following completion of H-IM48, the County shall collect and analyze farmworker housing needs including the following information:

1. Estimate of the number of permanent and seasonal farmworkers within the community using the most current USDA Agriculture Census and the County's cannabis industry farmworker estimate.
2. A description of different housing types (e.g. single-family, multifamily, group quarters) appropriate to accommodate the housing needs of permanent and seasonal farmworkers.
3. A description of local development standards and processing requirements, including any special conditions of approval imposed on farmworker housing.
4. Identification of zones with appropriate development standards and permit process procedures to encourage and facilitate the development of housing affordable to farmworkers (individuals and families).
5. A program to provide sufficient sites with zoning that permits farmworker housing "by right" (in cases where there is insufficient capacity to accommodate the identified need for farmworker housing).
6. A description of the local government's role in working cooperatively with local growers, ag-related businesses (such as packing and distribution facilities), the farm bureau, and advocates for farmworkers such as the California Rural Legal Assistance (CRLA) in order to determine available resources and shortfalls.
7. A program that commits the local government to collaborating with agricultural employers in identifying sites and pursuing funding sources available through HCD and the U.S. Department of Agriculture's rural development programs.

**H-IM51. Supportive Housing.** The County shall amend the Zoning Regulations consistent with Government Code Article 11, commencing at Section 65650.

**H-IM52. Transitional Housing.** The County shall amend the Zoning Regulations to be consistent with Government Code Section 65582(j) and 65582(c)(3).

**H-IM53. Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks.** The County shall support continuation of existing and expansion of manufactured home and long-term occupancy special occupancy parks through actions such as legislative changes, zoning consistency determinations, analysis of legal-non-conforming status, Plan amendments or zone reclassifications.

H-IM54. Property Owner Outreach Program. The County shall conduct a property owner outreach program to contact and survey the owners of property mapped and zoned for emergency shelters. To encourage property owner and service provider participation in the development of the emergency shelters, the outreach program shall include technical assistance from the Planning and Building Department for the preparation of emergency shelter



entitlement applications and grant applications, and providing information about available incentives.

H-IM55. Support Emergency Shelters. The County shall continue to support and encourage coordination of funding for emergency shelter sites, services, and operation, through outreach to non-profits and religious organizations, and through multijurisdictional partnerships.

H-IM56. Safe Parking Pilot Program. The County shall fund and implement a safe parking pilot program consisting of the following actions:

- Identify and develop sources of funding for program.
- Compile available data from other agencies and public sources to determine safe parking locations, size and number of spaces required, and the distribution of services and resources, and other best practices.
- Identify and engage local stakeholders, including service providers, to develop agreements on pilot program parameters, best practices, including incentives to improve property owner participation, and a public outreach campaign.
- Adopt an enabling ordinance or resolution for the pilot program, including duration of the program, hours of operation, land use and operating conditions, and project milestones.
- Inventory potential public lots and private lots, and poll property owners.
- Request for Proposals to identify potential partners. Circulate a Request for Proposals (RFP) to seek interested service providers to operate the Safe Parking Pilot Program, then select service providers.
- Throughout the pilot program collect data from service providers, and at the close prepare a closeout report.

**H-IM57. Improve and Increase Temporary Shelter Options.** Initiate coordination with State and Federal agencies with developed recreational facilities with the objective to develop cooperative programs to make camping available for target populations outside the regular recreational season. Target populations used herein shall have the same meaning as Government Code Section 65583(a)(7); that is, elderly; persons with disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.

**H-IM58. Alternative Lodge Park.** Amend the Zoning Regulations to include provisions for Alternative Lodging Park (ALP) as an enumerated use subject to a use permit. An ALP would provide spaces for temporary or permanent occupancy that are flexible allowing a broad range of housing types. The range of allowable dwelling types including manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses and temporary camping facilities.

Siting standards include the requirement for connection to commercial wastewater and water systems. The ALP standards will specify zoning districts where an ALP may be sited and the minimum parcel size. Standards for space size, internal circulation, buffer zones and screening devices, open space/recreational facilities and additional common buildings, etc. will be specified.

The maximum units per acre for any park will be determined by the Planning Commission based on site conditions.

**H-IM59. Expedited Residential Subdivision Review in Housing Opportunity Zones.** The County shall develop standardized thresholds of significance in the subject areas listed in H-S13 to simplify environmental review of residential subdivisions in Housing Opportunity Zones.

**H-IM60. Reduce Building Permit Application Fees.** The Chief Building Official may reduce building permit and plan check fees by fifty percent (50%) or more as reflected in the adopted fee schedule for resubmittal of expired housing development applications for the same plan check-approved project within the same Building Code cycle.

H-IM61. Establish a Mixed Housing Zoning District. The County shall amend the Zoning Regulations to add a principal zoning district to be applied within Housing Opportunity Zones that allow higher residential densities and flexible housing configurations to address workforce housing needs. The new Mixed Housing Zone shall include development standards to address community character and priorities established through a community plan update process.

**H-IM62. Fast Track Application Review Timelines and Priorities.** For all housing projects, the County shall notify the applicant whether the application is complete within 30 days of receipt of application. The County shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units. Projects that construct or rehabilitate at least 25% low income, 10% very low income, or 55% extremely low income, or are for supportive, transitional, or emergency shelters shall be processed with the same prioritized time frame.

H-IM63. Definition of Family. The Humboldt County Zoning Regulations shall be reviewed and revised as needed to define "Family" consistent with the Health and Safety Code.

**H-IM64. Technical Assistance Program.** The County shall implement a Residential Development Technical Assistance Program (RDTAP) encompassing both building and planning functions to improve public outreach and information about residential land use regulations and the residential development permitting process, including farm employee housing. The RDTAP shall supplement the existing Planner on Duty and Application Assistance programs. The RDTAP shall include the following in-person and online activities and events:

- A. Regular "How To" webinars for different stages of the residential entitlement process.
- B. Regular online "Ask Me About", or AMA, for the residential entitlement process.
- C. Post a "How To" media series for different stages for the residential entitlement process.
- D. Regular building and planning summits in population centers outside the greater-Eureka area. Participation by Public Works and Division of Environmental will be encouraged
- E. Initiate and facilitate multiagency preliminary review of residential projects that proposed to result in three or more housing units.
- F. Regular review of posted media content for significant changes in code or procedures and update as needed.
- G. Maintain a knowledgeable Planning and Building Department workforce through professional development and training to better assist the public.

**H-IM65. Permitting Unpermitted Special Occupancy Parks.** The County shall develop a compliance program for unpermitted special occupancy and manufactured home parks. The objective of this program is for the retention of these parks while resolving verifiable public health and safety issues. This compliance program would be modeled in part after the permitting program for existing cannabis cultivation in the Commercial Cannabis Land Use Ordinance with the objective to get compliance rather than removal.

**H-IM66. Expand Public Water and Sewer Capacity for Housing.** The County shall work with community service districts to identify and overcome constraints to providing service for housing, including but not limited to the Redway Community Services District ("RCSD") to resolve the existing stormwater inflow and infiltration issues associated with the County road that affect the RCSD wastewater collection system, and for the development a community groundwater well.

**H-IM67. Reasonable Accommodation.** The County shall amend Humboldt County Code Section 312-42 et seq. "Requests for Modifications or Exceptions for Residential Accessibility", consistent with the Americans with Disability Act of 1990 and federal Affirmatively Furthering Fair Housing standards. The amendments shall specify the Planning Director as the appropriate authority to review and decide requests for reasonable accommodation; that the decision on the request shall be rendered in writing within thirty (30) days; provide for an appeal to the Board of Supervisors, and remove reference to special permits procedures or requirements.

## **EXHIBIT B**

### **Tables 2.3–1 through 2.3-3 Comparison of 2014 and 2019 Housing Element Components**

Table 2.3-1 Goals, Policies, Standards, Implementation Measures – No Changes from 2014 Element		
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure
H-G1-6	H-G1-6	No change from 2014
H-P1	H-P3.	<b>Development of Properties in the Residential Land Inventory.</b> The County shall encourage development of parcels in the residential land inventory for the current planning period at targeted residential density.
H-P2	H-P6.	<b>Flexibly Apply Development Standards to Low Income Housing.</b> The County shall support the flexible application of development standards through a streamlined permit process for housing for lower income affordability categories and special needs populations.
H-P4	H-P9.	<b>Maintenance of an Adequate Supply of Residential Land.</b> The County shall maintain an adequate supply of residentially zoned land to accommodate projected housing needs for all income categories and special needs populations throughout the Housing Element planning period.
H-P5.	H-P31	<b>Maintaining an Adequate Land Inventory.</b> Unless written findings are made pursuant to Government Code 65863 supported by substantial evidence, the County shall not allow a reduction in residential units in the residential land inventory below that specified in the current Regional Housing Need Allocation (RHNA).
H-P7	H-P11.	<b>Residential Subdivision Approvals within Housing Opportunity Zones.</b> The density of residential subdivisions within Housing Opportunity Zones shall not be reduced below the calculated minimum number of units per Standard H-S3 unless the County makes specified findings.
H-P8	H-P12.	<b>Residential Subdivision Permit Process.</b> The County shall maintain an efficient, streamlined and predictable permitting process designed for residential subdivisions that meet the goals and policies of this Element.
H-P9	H-P13.	<b>Expedited Residential Subdivision Review in Housing Opportunity Zones.</b> The County shall streamline environmental review of residential subdivisions in Housing Opportunity Zones by establishing standardized maximum thresholds of significance,
H-P10	H-P21.	<b>Rehabilitation of Substandard Housing.</b> The County shall work to improve substandard housing conditions throughout the County as indicated through housing condition surveys.
H-P11	H-P22.	<b>Support for Tenant's Rights.</b> The County shall support residential tenants and landlords rights and responsibilities and the enforcement of state and federal tenant rights.
H-P13	H-P24.	<b>Housing and Support Services for Elders and Disabled Persons.</b> The County shall promote and encourage a range of housing and support services for elders and disabled persons that allow a wide spectrum of choices from fully independent to fully assisted living.
H-P15	H-P26.	<b>Encourage New and Experimental Techniques.</b> The County shall encourage and be receptive to new and experimental construction techniques.
H-P16	H-P27.	<b>Support Alternative Owner Builder Program.</b> The County shall support alternative owner-built/ owner-occupied housing to promote low cost housing and improved permit compliance in rural areas not served by public water or sewer.
H-P17	H-P29.	<b>Reduce and Avoid Impacts to Biological Resources.</b> Consistent with the mitigation measures in the Supplemental Environmental Impact Report (SCH#2009022077) the County shall refer all building permit applications that would result in the withdrawal of water from perennial streams or rivers, or from wells within 100' of a perennial stream or river, or from springs within 100' of a perennial stream or river to the Department of Fish and Wildlife (DF&W) for comments and recommendations.

Table 2.3-1 Goals, Policies, Standards, Implementation Measures – No Changes from 2014 Element		
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure
H-P18	H-P1.	<b>Promote Infill, Reuse and Redevelopment.</b> The County shall promote infill, re-use and redevelopment of vacant and under-developed land within Urban Development Areas and Housing Opportunity Zones as a strategy to create affordable housing, provide an economic stimulus and re-vitalize community investment.
H-P19	H-P2.	<b>Housing Opportunity Zones.</b> The County shall continue to stimulate residential and infrastructure development within Housing Opportunity Zones while not diminishing opportunities for second accessory dwellings units in other areas of the County. The County shall, review and consider the expansion of or the addition of new Housing Opportunity Zones, as needed.
H-P20	H-P18.	<b>Preservation of Mobile Home Parks and Long-Term Occupancy Recreational Vehicle Parks.</b> The County shall support continuation of existing mobile home and long term occupancy recreational vehicle parks as an important source of affordable housing.
H-P22	H-P8.	<b>Siting of Multifamily Housing Developments.</b> The County shall plan, prioritize, and support development proposals that locate multi-family uses along major transportation corridors, near transit stops, public services, recreation areas, neighborhood commercial centers and work opportunities.
H-P23	H-P14.	<b>Allowances for a Mixture of Housing Sizes and Types.</b> The County shall allow a variety of housing types and sizes in all residential subdivisions in areas served by public sewer to encourage a mix of housing opportunities for all income categories.
H-P30	H-P4.	<b>Encourage Second Accessory Dwelling Units.</b> The County shall stimulate the construction of second units by relaxing second-unit development standards through modifications to the land use codes in order to provide low-cost housing and to make more efficient use of existing roads.
H-P43	H-P17.	<b>Deferral of Minor Subdivision Improvements.</b> The County shall allow applicants to defer improvements for minor subdivisions until the time of building permit issuance for housing that has long-term affordability covenants and restrictions that require units to be available to, and occupied by, persons or families of low income at affordable housing costs for at least 20 years. Public Works shall specify allowable deferrals on a project by project basis.
H-S3.	H-S3.	<b>Calculation of the Target Density in Housing Opportunity Zones on a Parcel.</b> The target residential density on each parcel in the residential land inventory in Housing Opportunity Zones for the current planning period shall be calculated by multiplying the applicable mid-point Plan density by the net developable area determined during application processing. The net developable area shall be the total parcel area minus areas that cannot be physically developed due to mapped hazards or environmental constraints
H-S4.	H-S4.	<b>Calculation of the Maximum Number of Residential Units on a Parcel.</b> The maximum number of residential units on an individual parcel shall be calculated by multiplying the highest density allowed in the applicable Plan designation by the total parcel area. Additional units may be allowed based on applicable density waivers or density bonuses. Allowable residential units may be clustered in developable areas of the parcel to avoid physical, environmental or infrastructure constraints.
H-S5.	H-S5.	<b>Infrastructure Development.</b> Infrastructure projects which reduce physical capacity constraints to residential land located within Housing Opportunity Zones or other areas where health and safety concerns are evident shall be given priority for funding and development.
H-S7.	H-S7.	<b>Ten-Year Plan to END Homelessness.</b> The County's Ten-Year Plan to End Homelessness as adopted in 2009 will guide the County's efforts to address the housing and service needs of the homeless, and "at risk of homelessness" populations.

Table 2.3-1 Goals, Policies, Standards, Implementation Measures – No Changes from 2014 Element		
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure
H-S10.	H-S10.	<p><b>Calculation of Development Potential for the Residential Land Inventory.</b> The County shall identify land suitable for residential development consistent with Government Code 65583.2. Projections of residential development potential on individual parcels shall be based on applicable Plan densities, zoning standards and net developable parcel area. Net developable area may be based on best-available mapping of hazards and environmental resources known to have the potential to restrict development. Residential development potential on individual parcels may also be limited by infrastructure constraints identified within the Residential Land Inventory by Urban Development Area. Actual development potential on individual parcels is determined at the time of project application. Deviations between actual development potential identified at the time of project application and projected development potential identified in the residential land inventory shall be tracked and reported to the Board of Supervisors in comprehensive Housing Element updates.</p> <p><b>Publication and Maintenance of the Residential Land Inventory.</b> The County's residential land inventory, found consistent with state law according to Government Code Section 65583 (a) (3), shall be published to the internet to aid the identification of vacant and underdeveloped residential sites. Thereafter, during the Housing Element planning period, the County shall periodically update the GIS inventory for public information purposes to reflect development approvals, changes in estimated development potential of individual parcels or infrastructure constraints.</p> <p><b>Standards for Extremely Low, Very Low and Low Income Sites in the Residential Land Inventory.</b> The RHNA Plan allocations for extremely low, very low and low income housing units shall be accommodated on sites suitable and zoned for multifamily residential development by right (no discretionary review is required). Multi-family sites shall be considered suitable if they contain one or more developable acres planned and zoned for at least 15 dwelling units per acre and can be provided with public water and sewer services within the planning period. No more than 100 units can be counted on any single parcel.</p> <p><b>Standards for Environmental Review of Residential Subdivisions in Housing Opportunity Zones.</b> The County shall develop standardized thresholds of significance for environmental review of residential subdivisions in Housing Opportunity Zones for the following subject areas: Aesthetic Impacts, Agricultural and Forest Impacts, Air Quality Impacts, Land Use and Planning Impacts, Mineral and Energy Impacts, Noise Impacts, Population and Housing Impacts, Public Services, Recreation, Utilities and Service Systems, Cumulative Impacts</p> <p><b>Pursue Funding for Housing Programs.</b> The County shall pursue funding for housing programs, and prioritize funding for development of housing affordable to very low-income households when competing for resources with other projects including: First-time Homebuyer Program, Home Investment Partnership Program (HOME) , State Community Development Block Grant (CDBG), Multifamily Housing Program (MHP), Building Equity and Growth in Neighborhoods Program (BEGIN), United States Department of Agriculture (USDA) Housing Programs, California Housing Finance Authority Loans (CHFA), Federal and State Low Income Housing Tax Credit (LIHTC)</p> <p><b>Tsunami Hazard Areas,</b> The County shall publish guidelines for housing development in identified tsunami hazard areas. The guidelines shall include development standards and mitigations for principally permitted and discretionary housing projects. The County shall work with Coastal Commission staff in the development of standards and mitigations to ensure consistency with Coastal Act requirements. Responsible Agency: Planning and Building Department. Timeframe: January 2018.</p> <p><b>Initiate Annexation of Multifamily Housing Sites.</b> The County shall work with the City of Arcata and the Local Agency Formation Commission to initiate annexation of the multifamily parcel APN 505-161-11 to provide sewer services to the property. Responsible Agency: Planning and Building Department. Timeframe: By January 2018.</p>
H-S11.	H-S11.	
H-S12.	H-S12.	
H-S13.	H-S14.	
H-IM1.	H-IM2.	
H-IM4	H-IM12.	
H-IM5	H-IM13.	

Table 2.3-1 Goals, Policies, Standards, Implementation Measures – No Changes from 2014 Element		
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure
		<b>Facilitate and Monitor The Martin Slough Interceptor (MSI) Project, and Implement Alternatives if the Project is Delayed or Canceled.</b> The County shall facilitate and monitor the MSI project, and implement the traffic mitigation measures required in the Environmental Impact Report for that project. The County shall formally request an update to the official project schedule on an annual basis beginning in December, 2014. If new sewer hookups provided by the Phase II MSI project are unavailable by December 31, 2015 to accommodate the residential inventory in the area, the County shall replace the loss of inventory on a one-for-one basis by rezoning qualified properties in other areas as needed to meet the proportional share of the RHNA for the MSI project area. Replacement of lots in the Affordable Housing Land Inventory shall meet all the criteria of the Affordable Housing Land Inventory. Rezoning shall be completed within one year of the date the County learns of the delay or cancellation. Responsible Agencies: Planning and Building Department, City of Eureka, Humboldt Community Services District. Timeframe: Facilitating and monitoring the MSI project – ongoing; Re-zoning shall be completed within one year of receipt of notification of project delay or cancellation.
H-IM7	H-IM16.	<b>Encourage Energy and Water Conservation.</b> The County shall support changes to the County's tax code to encourage new alternative energy systems, such as solar, wind and hydroelectric energy systems, and new water storage and water conservation measures intended to reduce surface water withdrawals from streams and creeks during summer low flow periods. Responsible Agency: Planning and Building Department. Timeframe: By April 30, 2018.
H-IM8.	H-IM18.	<b>Consideration of Policies from the "Idea Bank".</b> The County shall consider implementing the policies and implementation measures labeled with a "→" in §8.12.20 of the Housing Element Appendix as stand-alone projects with separate environmental review. Responsible Agency: Planning and Building Department. Timeframe: to be determined.
H-IM10	H-IM20.	<b>Ten-Year Plan to End Homelessness.</b> The County shall actively support the implementation measures outlined in the Ten-Year Plan to End Homelessness. Responsible Agency: Health and Human Services, Humboldt Housing and Homeless Coalition & Planning and Building Department. Timeframe: on-going.
H-IM11	H-IM21.	<b>Housing Accessibility for People with Disabilities.</b> The County shall support housing access for persons with disabilities by fast-tracking reasonable accommodation requests consistent with the Americans With Disabilities Act, and prioritizing housing rehabilitation funds to assist qualifying residents in removal of architectural barriers. Responsible Agency: Planning and Building Department. Timeframe: on-going.
H-IM13	H-IM24.	<b>Housing Rehabilitation.</b> The County shall periodically conduct housing condition surveys and prioritize housing rehabilitation funding and assistance to sub-standard housing. Responsible Agency: Planning and Building Department. Timeframe: on-going.
H-IM16	H-IM25.	<b>At Risk Units.</b> The County shall seek to preserve all assisted multifamily housing units at risk of being converted to market rate rental housing through establishing an early warning system and providing financial assistance when funding is available. Responsible Agency: Planning and Building Department. Timeframe: December, 2016.
H-IM19	H-IM39.	<b>Internet Accessible Residential Land Inventory and Development Constraint Maps.</b> The County shall continue to provide internet access to a searchable GIS based inventory documenting residential development potential and hazard and environmental building constraints on a parcel-specific level. Responsible Agency: Planning and Building Department. Timeframe: on-going.
H-IM30	H-IM4.	



Table 2.3-1 Goals, Policies, Standards, Implementation Measures – No Changes from 2014 Element		
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure
H-IM32	H-IM6.	<b>Internet-Based Permitting Software to increase Transparency of Permit Review Process.</b> The County shall maintain and improve the internet based permitting software open to the public to make permit review more transparent, and to publish reports identifying the specific factors contributing to processing times of ministerial permits, such as the length of review times for projects. Responsible Agencies: Planning and Building Department, Health and Human Services Department, and Public Works. Timeframe: on-going.
H-IM47	H-IM38.	<b>Farmworker Housing.</b> The County shall review the zoning ordinance to comply with the requirements of state law (Health and Safety Code 17021.5 and 17021.6). Responsible Agency: Planning and Building Department. Timeframe: December, 2016.
H-IM59	H-IM40.	<b>Expedited Residential Subdivision Review in Housing Opportunity Zones.</b> The County shall develop standardized thresholds of significance in the subject areas listed in H-513 to simplify environmental review of residential subdivisions in Housing Opportunity Zones. Responsible Agency: Planning and Building Department. Timeframe: December, 2015.
H-IM60	H-IM36.	<b>Reduce Building Permit Application Fees.</b> The Chief Building Official may reduce building permit and plan check fees by fifty percent (50%) or more as reflected in the adopted fee schedule for resubmittal of expired housing development applications for the same plan check-approved project within the same Building Code cycle. Responsible Agency: Planning and Building Department. Timeframe: on-going.

Table 2.3-2 Goals, Policies, Standards, Implementation Measures - Non-Substantive & Exempt Changes			
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2014	Goal, Policy, Standard, Implementation Measure 2019
H-P6	H-P10.	<b>Contributions to Infrastructure and Service Development.</b> Market-rate housing pays its fair share of infrastructure and public service costs. Housing that has long-term affordability covenants and restrictions that require units to be available to, and occupied by, persons or families of low, very low or extremely low income affordable housing costs for at least 20 years may be eligible for subsidies to pay for applicable infrastructure and public service costs.	<b>Contributions to Infrastructure and Service Development.</b> Market-rate housing will pay its fair share of infrastructure and public service costs. Housing that has with long-term affordability covenants and restrictions that require units to be available to, and occupied by, persons or families of low, very low or extremely low income at affordable housing costs for at least 20 years may be eligible for subsidies to pay for applicable infrastructure and public service costs.
H-P14	H-P25.	<b>Support Innovative Construction and Design Methods.</b> The County shall support the use of innovative construction and design methods and building materials that make more efficient use of land and materials, including water conserving waste disposal systems, energy systems, dwelling designs, and uses of recycled materials for building.	<b>H-P14. Support Innovative Construction and Design Methods.</b> The County shall support the use of innovative construction and design methods and building materials that make more efficient use of land and materials, including water conserving waste disposal systems, energy systems, dwelling designs, and uses of recycled materials for building. The County shall also encourage and support sweat-equity and collaborative construction methods.
H-P24.	New		<b>Housing Rehabilitation.</b> The County's code enforcement requirements and program shall develop maintenance provisions in county code to prioritize rehabilitation of sub-standard housing requiring maintenance of residential structures in a suitable condition for housing.
H-P25	H-P23.	<b>Prevention of Housing Discrimination.</b> The County shall support the enforcement of state and federal fair housing and anti-discrimination laws.	<b>Promote Fair Housing and Improved Access to Opportunity.</b> The County shall support the enforcement of state and federal fair housing and anti-discrimination laws, and improve public information and community engagement on fair housing topics.
H-P26.	New		<b>Housing RehabilitationReduce Impacts of Displacement Caused by Enforcement Actions.</b> The County shall consider relocation costs for occupants displaced through housing code enforcement action in charging penalties and fines.
H-P27.	New		<b>Technical Assistance Program.</b> The County shall develop a residential development technical assistance program to improve public engagement, outreach and availability of information and expertise regarding residential land use regulations and the residential development permitting process.
H-P28.	New		<b>Pre-Approved Housing Plans.</b> The County shall increase the variety of housing designs available in the pre-approved housing plans inventory offered for downloading at no cost on the County's website to encourage the production of affordable housing, including alternative housing designs.

Table 2.3-2 Goals, Policies, Standards, Implementation Measures - Non-Substantive & Exempt Changes		
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2014
		Goal, Policy, Standard, Implementation Measure 2019
H-P29.	New	<b>Streamline Housing Review and Approval.</b> When amending the Zoning Regulations for residential zoning, uses or standards, the County shall adopt objective standards for to improve the clarity and predictability of residential development standards for both the community and developers. "Objective standard" shall mean zoning, subdivision, or design review standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.
H-P31.	New	<b>Allowance for Tiny Houses and Moveable Tiny Houses.</b> The County shall <del>improve housing diversity and encourage development of new low-cost housing by amending the Zoning Regulations to allow</del> allowing tiny houses and moveable tiny houses as permanent single-family dwellings and detached bedrooms <del>allowed in single family and multifamily zones</del> zoning districts that <del>allow other residential dwellings of the same type, and specify development standards to protect public health and safety.</del>
H-P32.	New	<b>Allowance for Tiny House Villages.</b> The County shall <del>improve housing diversity and encourage development of new low-cost housing by amending the Zoning Regulations to allow</del> allowing tiny house villages as a type of multifamily dwelling allowed in multifamily zones <del>zoning districts that allow other residential dwellings of the same type, and specify development and performance standards to protect public health and safety.</del>
H-P33.	New	<b>Farmworker Housing.</b> The County shall <del>amend the Zoning Regulations consistent with Health and Safety Code Sections 17021.5 and 17021.6, and encourage and support</del> sufficient and affordable housing opportunities for farmworkers including the housing needs of cannabis industry farmworkers <del>consistent with Health and Safety Code Sections 17021.5 and 17021.6.</del>
H-P34.	New	<b>Estimating Farmworker Housing Needs of the Cannabis Industry.</b> The County shall <del>develop a data source and methodology to estimate the population of farmworkers in the cannabis industry because they are not that may be under represented in the census data of the United States Department of Agriculture</del> SPA Agricultural Census.
H-P36.	New	<b>Supportive Housing.</b> Supportive housing consisting of fifty (50) units or less shall be considered a use allowed by right (no discretionary permit required) in zones where multifamily <del>and mixed</del> uses are <del>permitted</del> allowed, including commercial and industrial zones where <del>nonresidential zones permitting</del> multifamily uses are allowed above commercial uses. The County shall increase Supportive housing capacity <del>and to improve the housing capacity for special needs populations the County shall amend the Zoning Regulations to meet the documented housing needs consistent with Gov't Housing Element requirements</del> Code Article 11, commencing at (Section 65650 of the Government Code).

Table 2.3-2 Goals, Policies, Standards, Implementation Measures - Non-Substantive & Exempt Changes			
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2014	Goal, Policy, Standard, Implementation Measure 2019
H-P37	H-P19.	<b>Single Room Occupancy Units.</b> The County shall support the conversion and use of motels, and hotels for single room occupancy units (SRO) units consistent with public health, safety and welfare.	<b>Single Room Occupancy Units.</b> The County shall support the conversion and use of motels, and hotels, and discontinued hospitals, schools, and care facilities for single room occupancy units (SRO) units consistent with public health, safety and welfare.
H-P38	New		<b>Support Emergency Shelters.</b> The County shall continue to allow emergency shelters by right in areas mapped for that use, and shall continue to support and encourage coordination of funding for emergency shelter sites, services, and operation, through outreach to non-profits and religious organizations, and through multi-jurisdictional partnerships.
H-P41	H-P16.	<b>Fast Track Application Review.</b> Projects which construct or rehabilitate at least 25% low income, 10% very low income, or 5% extremely low income residential units shall be fast-tracked through the Planning and Building Division Department, Environmental Health Division of the Department of Public Works. When calculating the number of lower income units, any fractions of units shall be rounded to the next larger integer.	<b>Fast Track Application Review.</b> All housing projects shall be fast-tracked through the Planning and Building Division Department, Environmental Health Division of Public Health, and the Land Use Division of the Department of Public Works.
H-P42.	New		<b>Density Bonuses.</b> <del>Consistent with Gov't Code Section 65915 et seq.,</del> The County shall continue to offer and provide density bonuses for housing affordable to lower income households consistent with Government Code Section 65915.
H-P45.	New		<b>Alternative Utility Systems.</b> Support and encourage local pilot programs for cooperative decentralized services like water, waste treatment, composting, and energy production in areas where Alternative Owner Builder structures are allowed.
H-S2.	H-S2.	<b>Achieving the Target Densities in Housing Opportunity Zones.</b> Parcels in the residential land inventory in Housing Opportunity Zones for the current planning period shall be developed to meet or exceed the "mid-point" density. A lower density may be approved only if specific findings are made supported by substantial evidence that the proposed development will not preclude future development at the "mid-point" density, or the "mid-point" density is not feasible.	<b>Achieving the Target Densities in Housing Opportunity Zones.</b> Parcels in the residential land inventory in Housing Opportunity Zones for the current planning period shall be developed to meet or exceed the "mid-point" density. A lower density may be approved only if specific findings are made supported by substantial evidence that the proposed development that the proposed development <del>will not preclude future development at the "mid-point" density, or the "mid-point" density is not feasible.</del> is consistent with the general plan, remaining sites in the inventory are adequate to accommodate the County's regional housing needs pursuant to Government Code 65584 et seq.; and the property contains insurmountable physical or environmental limitations and clustering of residential units has been maximized.
H-S6.	H-S6.	<b>Retain Legal Non-Conforming Housing.</b> General Plan density standards shall be waived for existing legal non-conforming housing in new subdivisions and planned developments.	<b>Retain Historic and Legal Non-Conforming Housing.</b> General Plan density standards shall be waived for existing historic and legal non-conforming housing in new subdivisions, and planned and multifamily developments.

Table 2.3-2 Goals, Policies, Standards, Implementation Measures - Non-Substantive & Exempt Changes		
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2019
		<b>Goal, Policy, Standard, Implementation Measure 2019</b> <b>Single Room Occupancy Units.</b> The County shall allow conversion of hotels and motels, and discontinued hospitals, schools, and care facilities to single room occupancy units (SRO) under specified conditions in selected zones in areas with public water. Plan and zone density standards may be waived for SRO units consistent with public health and safety. Permit fees may be subsidized for <del>hotel</del> and <del>hotel</del> conversions to SRO units and for reviews of the <u>historic and legal non-conforming status</u> , or Plan amendments or zone reclassifications for <del>hotel</del> and <del>hotel</del> conversions that have already occurred.
H-S8.	H-S8.	<b>Distribution and Sharing of Publicly Available Fault Evaluation Reports.</b> The County shall maintain <del>records of the location of</del> Fault Evaluation Reports that have been prepared for sites within Humboldt County and submitted to the California Geologic Survey pursuant to the Alquist-Priolo Earthquake Fault Zoning Act. <u>Copies of these, and make available copies of Fault Evaluation Reports, shall be available upon request to residential developers within Housing Opportunity Zones.</u>
H-IM3.	H-IM11.	<b>Monitoring Affordable Housing Development on Properties Rezoned to Multifamily.</b> The County shall include in its Annual General Plan Progress Report prepared pursuant to §65400 of the Government Code a description of the development that has occurred on the properties rezoned to multifamily under H-IM17 and H-IM18 of the 2009/2010 Housing Element. The County shall also include in the 2019-2024 Housing Element Update an assessment of the effectiveness of the Affordable Multifamily Housing Land Inventory in meeting the County's housing needs for lower income households, and propose changes to that program as necessary to increase its effectiveness. Timeframe: Annually.
H-IM6.	H-IM15.	<b>Homeless Humboldt Housing and Homeless Coalition.</b> The County shall support continuation of the Humboldt Housing and Homeless Coalition, or its equivalent, in order to guide policy development and implementation of programs that address the needs of the homeless population throughout the entire county. The County shall work cooperatively with cities to address the housing needs of the homeless population for the county as a whole. <u>The Planning and Building Department shall appoint a representative to serve on the Humboldt Housing and Homeless Coalition Executive Committee.</u>
H-IM12.	H-IM22.	<b>Homeless Humboldt Housing and Homeless Coalition.</b> The County shall support continuation of the Humboldt Housing and Homeless Coalition, or its equivalent, in order to guide policy development and implementation of programs that address the needs of the homeless population throughout the entire county. The County shall work cooperatively with cities to address the housing needs of the homeless population for the county as a whole. <u>The Planning and Building Department shall appoint a representative to serve on the Humboldt Housing and Homeless Coalition Executive Committee.</u>

Table 2.3-2 Goals, Policies, Standards, Implementation Measures - Non-Substantive & Exempt Changes		
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2019
	<p><b>Goal, Policy, Standard, Implementation Measure 2014</b></p> <p><b>Facilitate Development of Sites in the Affordable Housing Land Inventory.</b> The County shall allow the multifamily zoned portion of sites in the Affordable Housing Residential Land Inventory to be developed with multifamily housing as a principally permitted use independent of existing uses or other allowed uses that may occur on the site. The County shall encourage flexible application of the multifamily zoned areas on the properties to ensure the minimum housing density is achieved. Further, the County shall encourage lot line adjustments, land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Affordable Housing Residential Land Inventory, in light of state, federal and local financing programs. The County shall offer the following incentives for the development of affordable housing, including, but not limited to, priority to processing subdivision maps that include affordable housing units, and consideration of exceptions to solar shading requirements, expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, financial assistance (based on availability of federal, state, local foundations, and private housing funds), and modification of development requirements, such as reduced parking standards for elders, assisted care, and special needs housing on a case-by-case basis. Responsible Agency: Planning and Building Department, Health and Human Services Department, Public Works. Timeframe: on-going.</p>	<p><b>Goal, Policy, Standard, Implementation Measure 2019</b></p> <p><b>Facilitate Development of Sites in the Affordable Housing Land Inventory.</b> The County shall allow the multifamily zoned <del>portion of</del> sites in the Affordable Housing Residential Land Inventory to be developed with multifamily housing as a principally permitted use independent of existing uses or other allowed uses that may occur on the site. Facilitate Development of Sites in the Affordable Housing Land Inventory. The County shall encourage development of multifamily zoned properties above the minimum housing density <u>for the parcel</u>. Further, the County shall encourage lot line adjustments, land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households on all sites in the Affordable Housing Residential Land Inventory. When eligible, the County shall seek funding through state, federal and local financing programs. The County shall offer the following incentives for the development of affordable housing, including, but not limited to: priority processing subdivision maps that include affordable housing units, and consideration of exceptions to solar shading requirements; expedited review for subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plans and master environmental impact reports; financial assistance (based on availability of federal, state, local foundations, and private housing funds); and modification of development requirements, such as reduced parking standards for elders, assisted care, and special needs housing on a case-by-case basis.</p>
H-IM15.	H-IM9.	<b>Retain Historic and Legal Nonconforming Housing.</b> The County shall amend the Zoning Regulations to waive General Plan density standards for historic and legal non-conforming housing involved in new subdivisions, planned, or multifamily development.
H-IM17.	H-IM8	<b>Inventory of Nonconforming Housing.</b> The County shall conduct an inventory to estimate the number of affordable housing units located in C- and M- zoning districts as nonconforming housing.
H-IM18.	New	<b>"Safe Homes" Program to Increase Building Code Compliance.</b> The County shall consider extending the Safe Homes program prior to the program's sunset date. <del>The County shall</del> Safe Homes Program allows qualified unpermitted homes to become permitted <del>through a "safe homes" program. With reduced or eliminated penalty fees for owners wishing to obtain permits for unpermitted homes shall be included as an incentive to bring the unpermitted units into compliance.</del>
H-IM20	H-IM32.	<b>Use of Surplus County-owned Property.</b> The County shall evaluate the use of surplus County-owned property, including properties within the boundaries of incorporated cities, for development or financing of housing for low income, very low income, extremely low income, and special need populations. For properties located within incorporated cities, the County shall coordinate with the city.
H-IM21	H-IM7.	<b>Use of Surplus County-owned Property.</b> The County shall evaluate the use of surplus County-owned property for development or financing of housing for low income, very low income, extremely low income, and special need populations. Responsible Agency: Planning and Building Department. Timeframe: By April 30, 2018.

Table 2.3-2 Goals, Policies, Standards, Implementation Measures - Non-Substantive & Exempt Changes			
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2014	Goal, Policy, Standard, Implementation Measure 2019
H-IM23.	H-IM26	<b>Post Information Regarding Fair Employment and Housing.</b> The County shall continue to support the enforcement program of the State Fair Employment and Housing Commission. The Planning Division shall disseminate information about fair housing rights and procedures for filing fair housing complaints to public libraries and the Humboldt County Housing Authority. Timeframe: Post and maintain posters annually. Responsible Agency: Planning and Building Department.	<b>Post Information Regarding Fair Housing and Employment.</b> The County shall continue to support the State Fair Employment and Housing Commission enforcement program. The Planning Division shall disseminate information about fair housing rights and procedures for filing fair housing complaints to public libraries and the Humboldt County Housing Authority.
H-IM24	New		<b>Noticing Regarding Fair Housing and Employment, and Antidiscrimination.</b> The County shall develop standardized public notice language regarding fair employment and housing, and antidiscrimination to be used by all County agencies and affiliates.
H-IM25.	New		<b>Complete an Assessment of Fair Housing.</b> The County shall participate in a multijurisdictional Assessment of Fair Housing (AFH) and complete an AFH that meets the requirements of <del>Gov. Code</del> Government Code Section 65583(c)(9)(A). The AFH will identify elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs, including evaluation of the County's land use regulations for discriminatory language, and recommend a program to address identified fair housing issues. The completed AFH and its recommendation shall be considered by the Board of Supervisors upon the report's completion
H-IM26.	New		<b>Improve and Promote Fair Housing and Access to Opportunity.</b> The County shall initiate an Article 34 referendum that, if passed by a majority of voters, would allow the County to develop, construct or acquire low-rent housing. The Article 34 referendum shall provide for ownership and lease of real property in order to provide housing. Timeline: Completed in accordance with the Humboldt County Office of Elections deadlines for inclusion on the November 3, 2020 General Election ballot.
H-IM27	H-IM30.	<b>Elder Housing Needs Assessment.</b> The County shall facilitate an assessment of the housing needs of elders. Responsible Agency: Planning and Building Department, Health and Human Services Department, Senior Resource Center, Area I Agency on Aging. Timeframe: By January 1, 2016.	<b>Elder Housing Needs Assessment.</b> Building upon the elder housing needs assessment completed during the 2014-2019 Housing Element cycle, the County shall develop an implementation program to address needs identified.
H-IM28	H-IM3.	<b>Provide Second Unit House Plans.</b> The County shall maintain online second dwelling unit plans for public use. Responsible Agency: Planning and Building Department. Timeframe: ongoing.	<b>Access and Relevancy of Pre-Approved House Plans.</b> The County shall make pre-approved house plans available <u>at the Planning and Building Department and online</u> to the public <del>including online</del> . Pre-approved house plans shall be regularly reviewed and updated to remain current with California Building Code.

Table 2.3-2 Goals, Policies, Standards, Implementation Measures - Non-Substantive & Exempt Changes		
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2014
H-IM29	New	<p><b>Goal, Policy, Standard, Implementation Measure 2019</b></p> <p><b>Provide Pre-Approved House Plans.</b> The County shall expand its range of pre-approved housing plans available for public use to include a greater variety of housing types. Housing plans to be added to the pre-approval inventory to include: Accessory dwelling units in different configurations, including: Non-moveable tiny house; Conversion of a garage to an ADU; Small foot print single family residences not exceeding 1,000 square feet; A duplex; Farmworker housing group quarters for more than six employees; Universal accessible bathroom that can be installed into an existing residence.</p> <p><b>Develop Inventories of Parcels Suitable for Shelter and Housing.</b> The County shall develop and maintain an online inventory of parcels suitable for the shelter and residential development for the following categories: where multifamily housing development projects may be eligible for streamlined, ministerial approval process pursuant to Government Code Sections 65913.4(b) and (c); Sites for supportive housing; Suitable sites for use for managed low income, very low income, extremely low income, special occupancy parks; County-owned properties suitable for Emergency Shelters; Inventory sites that may be subject to the provisions of Government Code Section 65583.2(g)(3) that requires the replacement of housing affordable low or very low income households.</p> <p><b>Improve Reporting from the Internet-Based Permit Tracking Software.</b> The County shall implement improvements to the permit tracking software to result in the on-time delivery of data meeting the annual reporting requirements of the Department of Finance and Housing and Community Development for residential entitlements.</p> <p><b>Evaluate the Efficiency and Effectiveness of the Planning and Building Department's Residential Development Permit Processes and Procedures.</b> The County shall conduct an audit of its residential entitlement process and procedures. The audit shall evaluate the application processing timeframes, identify internal and external sources for delay, and obtain input from the lay- and the professional residential development community using surveys, interviews, or questionnaires. The outcome objective of the audit shall be to reduce processing times, increase the number of entitlement applications that result in issued permits, and improved customer satisfaction</p>
H-IM31	H-IM28.	<p><b>Identify Potential Special Occupancy Park Sites.</b> The County shall maintain an online inventory of suitable sites for use for managed low income, very low income, extremely low income, special occupancy parks. Responsible Agency: Planning and Building Department. Timeframe: on-going.</p>
H-IM33	New	
H-IM34	New	
H-IM35	H-IM27.	<p><b>Revised Length of Stay Limits for Recreational Vehicles.</b> The County shall revise local regulations to remove the 6 month time limit for tenants residing in RV parks. The County will maintain regulations that limit the period of time a person may stay in a County park or camping area pursuant to Health and Safety Code section 18865.4. Responsible Agency: Planning and Building Department. Timeframe: By January 1, 2018.</p>



Table 2.3-2 Goals, Policies, Standards, Implementation Measures - Non-Substantive & Exempt Changes		
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2014
		Goal, Policy, Standard, Implementation Measure 2019
H-IM36	New	<b>Review the Single Room Occupancy Unit Zoning Regulations.</b> The County shall conduct an evaluation of the Zoning Regulations governing the development of Single Room Occupancy (SRO) housing. This evaluation shall include the following activities: A comparison evaluation of SRO land use regulations of similarly situated jurisdictions; Literature review for SRO development land use regulation Best Practice; An Objective Standard review of the County's existing SRO regulations; Completion of a report documenting the outcomes of evaluation and recommended amendments to the County's SRO regulations.
H-IM43	New	<b>Estimating Affordability of Accessory Dwelling Units.</b> In order to estimate the affordability of accessory dwelling units, the County shall survey property owners who have received building permits for the construction of an accessory dwelling unit.
H-IM45	New	<b>Estimating Affordability of Tiny Houses.</b> In order to estimate the affordability of tiny houses, the County shall survey property owners who have received building permits for the construction or installation of a tiny house.
H-IM46	New	<b>Accounting for Tiny Houses and Tiny House Villages in the Regional Housing Needs Assessment.</b> The County shall work with the State Housing and Community Development (HCD) to develop an appropriate method to count tiny houses and tiny house villages as dwelling units for the Regional Housing Needs Assessment.
H-IM48	New	<b>Estimating Farmworker Housing Needs of the Cannabis Industry.</b> The County shall prepare an estimate the number of cannabis industry farmworkers.
H-IM49	New	<b>Provide Information to Agricultural Employers.</b> The County shall provide information to agricultural employers pertaining to state standards and permitting regulations.
H-IM51	New	<b>Supportive Housing.</b> The County shall amend the Zoning Regulations consistent with <del>Govt</del> Government Code Article 11, commencing at Section 65650.
H-IM52	New	<b>Transitional Housing.</b> The County shall amend the Zoning Regulations to be consistent with <del>Govt</del> Government Code Section 65582(j) and 65582(c)(3).
H-IM53	H-IM35.	<b>Preservation and Expansion of Manufactured Home Parks and Long-Term Occupancy Special Occupancy Parks.</b> The County shall support continuation of existing and expansion of manufactured home and long-term occupancy special occupancy parks through actions such as legislative changes, zoning consistency determinations, analysis of legal-non-conforming status, Plan amendments or zone reclassifications. Plan amendments or zone reclassifications.  Preservation of Mobile Home Parks and Long-Term Occupancy Recreational Vehicle Parks. The County shall support continuation of existing mobile home and long term occupancy recreational vehicle parks through actions such as legislative changes, zoning consistency determinations, analysis of legal-non-conforming status, Plan amendments or zone reclassifications. Responsible Agency: Planning and Building Department. Timeframe: on-going.

Table 2.3-2 Goals, Policies, Standards, Implementation Measures - Non-Substantive & Exempt Changes		
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2014
		Goal, Policy, Standard, Implementation Measure 2019
H-IM54	New	<p><u>Property Owner Outreach Program</u>. The County shall conduct a property owner outreach program to contact and survey the owners of property mapped and zoned for emergency shelters. To encourage property owner and service provider participation in the development of the emergency shelters, the outreach program shall include technical assistance from the Planning and Building Department for the preparation of emergency shelter entitlement applications and grant applications, and providing information about available incentives.</p> <p><u>Fast Track Application Review Timelines and Priorities</u>. For all housing projects, the County shall notify the applicant whether the application is complete within 30 days of receipt of application. The County shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units. Projects that construct or rehabilitate at least 25% low income, 10% very low income, or 55% extremely low income, or are for supportive, transitional, or emergency shelters shall be processed with the same prioritized time frame.</p>
H-IM62	New	
H-IM63	New	<p><u>Definition of Family</u>. The County shall amend the <del>The Humboldt County Zoning Regulations shall be reviewed and to remove the definition of revised as needed to define "Family" and references thereto except were "family" is defined by statute</del></p> <p><u>Technical Assistance Program</u>. The County shall implement a Residential Development Technical Assistance Program (RDTAP) encompassing both building and planning functions to improve public outreach and information about residential land use regulations and the residential development permitting process, including farm employee housing. The RDTAP shall supplement the existing Planner on Duty and Application Assistance programs. The RDTAP shall include the following in-person and online activities and events: A. Regular "How To" webinars for different stages of the residential entitlement process; B. Regular online "Ask Me About", or AMA, for the residential entitlement process; C. Post a "How To" media series for different stages for the residential entitlement process; D. Regular building and planning summits in population centers outside the greater-Eureka area. Participation by Public Works and Division of Environmental will be encouraged; E. Initiate and facilitate multiagency preliminary review of residential projects that propose to result in three or more housing units; F. Regular review of posted media content for significant changes in code or procedures and update as needed; G. Maintain a knowledgeable Planning and Building Department workforce through professional development and training to better assist the public.</p>
H-IM64	New	

Table 2.3-2 Goals, Policies, Standards, Implementation Measures - Non-Substantive & Exempt Changes			
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2014	Goal, Policy, Standard, Implementation Measure 2019
H-IM65	New		<b>Permitting Unpermitted Special Occupancy Parks.</b> The County shall develop a compliance program for unpermitted special occupancy and manufactured home parks. The objective of this program is for the retention of these parks while resolving verifiable public health and safety issues. This compliance program would be modeled in part after the permitting program for existing cannabis cultivation in the Commercial Cannabis Land Use Ordinance with the objective to get compliance rather than removal.
H-IM67	New		<b>Reasonable Accommodation.</b> The County shall amend Humboldt County Code Section 312-42 et seq. "Requests for Modifications or Exceptions for Residential Accessibility", consistent with the Americans with Disability Act of 1990 and Fair Housing standards. The amendments shall <del>also</del> specify the Planning Director as the appropriate authority to review and decide requests for reasonable accommodation; that the decision on the request shall be rendered in writing within thirty (30) days; provide for an appeal to the Board of Supervisors, and remove reference to special permits procedures or requirements.
H-IM9.	H-IM13.	<b>Continued Implementation of Effective Policies from the Previous Housing Element.</b> The County shall continue to implement the policies from the 2009/2010 Housing Element labeled as "u" in §8.12.20 of the Housing Element Appendix. Responsible Agency: Planning and Building Department. Timeframe: on-going.	<b>Continued Implementation of Effective Policies from the Previous Housing Element.</b> The County shall continue to implement the policies from the 2009/2010 Housing Element labeled as "u" in Section 8.12.20 of the Housing Element Appendix
Deleted	H-IM14.	<b>Accounting for Unpermitted Development in the Land Inventory.</b> The County shall work with HCD to develop an appropriate method of assigning development potential for lower income units based on the unpermitted construction of homes. Responsible Agency: Planning and Building Department. Timeframe: By January 2018.	
Deleted	H-IM23.	<b>Funding for the Multiple Assistance Center.</b> Within available resources of the Department of Health and Human Services and consistent with the mandates of the Department and the needs of its core service populations, the Department will consider entering into annual contract service arrangements with the Multiple Assistance Center. Continuation of service contracts will be based on fund availability, and program or cost efficiency outcomes. Responsible Agency: Health and Human Services. Timeframe: on-going via annual review.	
Deleted	H-IM29.	<b>Procedures for Conversion of Mobilehome Parks and Recreational Vehicle Parks.</b> The County shall amend County Code to adopt a mobilehome park conversion ordinance pursuant to Government Code §65863.7), and to require similar procedures acceptable to the Planning Commission for conversion of Recreational Vehicle Parks to other uses. Responsible Agency: Planning and Building Department. Timeframe: By January 1, 2016.	

Table 2.3-2 Goals, Policies, Standards, Implementation Measures - Non-Substantive & Exempt Changes			
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2014	Goal, Policy, Standard, Implementation Measure 2019
Deleted	H-IM31.	<b>Alternative Owner Builder Program.</b> The County shall update standards for alternative owner-built/ owner-occupied housing to ensure consistency with environmental and resource protection policies of this Plan, health and safety requirements and to promote permit compliance in rural lands. Responsible Agency: Planning and Building Department. Timeframe: By January 1, 2018.	
Deleted	H-IM33.	<b>Standards for Alternative Sewage and Wastewater Disposal Systems.</b> Consistent with Regional Water Quality Control Board requirements, the Division of Environmental Health shall consider approval of gray water and other acceptable sewage treatment and disposal systems, including composting toilets, in areas where Alternative Owner Builder structures are allowed. Responsible Agency: Health and Human Services Department. Timeframe: By July1, 2016.	
Deleted	H-IM34.	<b>Revise the Land Use Element to Facilitate Development in Legacy Communities.</b> The County shall amend §2611 of the Framework Plan to include a reference to the discussion of Legacy Communities in the Housing Element Appendix (§8.20.22). Responsible Agency: Planning and Building Department. Timeframe: By January 1, 2018.	
Deleted	H-IM37.	<b>Affordable Multifamily Housing Land Inventory.</b> The County shall increase the inventory of lots suitable for inclusion in the affordable multifamily housing inventory and allowed by right (no discretionary review is required), including any necessary rezonings to R-3: Residential Multiple Family or RM: Residential Multifamily to accommodate 77 additional units, which can accommodate the housing need for extremely low, very low and low income households pursuant to Government Code Section 65583 (c) (1) (A). This program will be on a voluntary basis and use the Q – Qualified zone to establish minimum density and other requirements. Responsible Agency: Planning and Building Department. Timeframe: Begin program by December 31, 2014 with completion by December 2016.	
Deleted	H-IM5.	<b>Encourage Efficiency Unit Construction.</b> The County shall consider adopting changes to County Code to allow construction of efficiency units as small as 150 square feet in size consistent with the requirements of state and local law. Responsible Agency: Planning and Building Department. Timeframe: By April 30, 2018.	
deleted	H-P30.	<b>Conservation of Affordable Housing Damaged or Displaced by Indoor Marijuana Grows.</b> The County shall earmark a minimum twenty percent (20%) of the net revenue from any future excessive energy tax toward programs for conservation of affordable housing.	

Table 2.3-2 Goals, Policies, Standards, Implementation Measures - Non-Substantive & Exempt Changes			
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2014	Goal, Policy, Standard, Implementation Measure 2019
Deleted		<p><b>Incentives for Second Units.</b> Second residential units principally permitted in housing opportunity zones and conditionally permitted in other residential zones, that do not exceed 50% of the square footage of the primary unit, or 800 square feet, whichever is smaller shall be provided with one or more of the following incentives as detailed in the land use ordinance: · Parking space requirements shall be reduced to a maximum of one space; Second units may be located more than 30 feet from the primary residence as principally permitted; Access to the second unit does not need to be subordinate to the primary unit access; Second units may be exempted from solar shading requirements with a special permit.</p>	

**Table 2.3-3 Goals, Policies, Standards, Implementation Measures –Relevant Changes from 2014 Element**

No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2014	Goal, Policy, Standard, Implementation Measure 2019
H-P3	H-P7.	<b>Use of Surplus County-owned Property.</b> The County shall consider using surplus County-owned property for development or financing of housing for low income and special need populations. County-owned parcels developed with affordable housing shall be in close proximity to commercial areas and connected to them by pedestrian facilities and public transit shall be preferred for development of affordable housing.	<b>Use of Surplus County-owned Property.</b> The County shall consider using surplus County-owned property for development or financing of housing for low income and special need populations. County-owned parcels developed with affordable housing shall be in close proximity to commercial areas and connected to them by pedestrian facilities and public transit shall be preferred for development of affordable housing.
H-P12	H-P20.	<b>Emergency Shelters.</b> Emergency shelters, shall be allowed as principally permitted uses on sites mapped for emergency shelters in the Housing Element Appendix.	<b>Emergency Shelters.</b> The County shall continue to support the adopted Housing First approach for homelessness assistance, and emergency shelters, day centers and navigation centers shall be allowed as principally permitted uses on sites mapped for emergency shelters in the Housing Element Appendix.
H-P35	H-P28.	<b>Supportive and Transitional Housing.</b> Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.	<b>Transitional Housing.</b> Transitional housing shall be considered a residential use of property. The County shall increase Transitional housing capacity to meet the documented housing needs consistent with Government Code Sections 65582(j) and 65583(c)(3).
H-P39.	New		<b>H-P39. Allowance for Safe Parking.</b> The County shall amend the Zoning Regulations allow for Safe Parking as a form of emergency shelter <del>in order</del> to provide sufficient opportunities and capacity to provide emergency shelter to meet the documented needs of <del>special populations</del> those experiencing homelessness.
H-P40	H-P15.	<b>Fee Deferrals, Subsidies and Density Bonuses.</b> The County shall offer and provide density bonuses and shall defer until occupancy fees for building permits, discretionary land use permits, parkland dedication fees, and review fees charged by the Department of Environmental Health and Public Works for housing that has long-term affordability covenants and restrictions that require units to be available to, very low or extremely low income for at least 30 years if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program, and at least 15 years for financing without such requirements. All fees to be paid prior to issuance of a certificate of occupancy.	<b>Fee Deferrals and Subsidies for Affordable Housing, Emergency Shelters and Transitional and Supportive Housing.</b> The County shall offer and defer until occupancy fees for building permits, discretionary land use permits, parkland dedication fees, and review fees charged by the Department of Environmental Health and Public Works for housing that has long-term affordability covenants and restrictions that require the units to be available to, affordable to, and occupied by, persons or families of low-, very low or extremely low income lower income households for at least 30 years if required by the construction of mortgage financing assistance program, mortgage insurance program, or rental subsidy program, and at least 15 years for financing without such requirements. The County shall also offer and defer until occupancy fees for building permits and discretionary land use permits, and review fees charged by the Department of Environmental Health and Public Works for Supportive, Transitional Housing, and Emergency Shelter housing projects. All deferred fees shall be required to be paid prior to issuance of a certificate of occupancy.

**Table 2.3-3 Goals, Policies, Standards, Implementation Measures –Relevant Changes from 2014 Element**

No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2014	Goal, Policy, Standard, Implementation Measure 2019
H-P44.	New		<b>Funding for Supportive and Transitional Housing.</b> The County shall actively seek to obtain funding from other sources to intentionally partner with developers and landowners to develop Supportive and Transitional housing.
H-S1.	H-S1.	<b>Housing Program Implementation.</b> The County shall implement a Housing Program consistent with this Plan to facilitate the permitting and construction by the year 2019 of: 1) 814 single family units; 151 of which are under the Alternative Owner Builder (AOB) program. 2) 206 multifamily units 3) 113 second units.	<b>H-S1. Housing Program Implementation.</b> The County shall implement a Housing Program consistent with this Plan to facilitate the permitting and construction by the year 2027 of: 376 single family units, 69 of which are under the Alternative Owner Builder (AOB) program; 50 multifamily units; and 136 second units.
H-S14.	H-S13.	<b>Standards for Fast Tracking Projects.</b> Residential permit applications eligible for fast track processing shall be processed through the Planning and Building, Environmental Health and Public Works Land Use Divisions by dedicated staff on a priority basis ahead of non-fast track permit applications.	<b>H-S14. Fast Track Building Permit Application Review.</b> All applications for housing projects, <u>including mixed-use development consisting of residential and nonresidential with at least two-thirds of the square footage designated for residential use</u> shall be fast-tracked through the Planning and Building Division Department, Environmental Health Division of Public Health, and the Land Use Division of the Department of Public Works on a priority basis <del>ahead of non-fast-track permit applications</del> . The County shall notify the applicant whether the application is complete within 30 days of receipt of a housing application. The County shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units. <u>If a housing application has not been approved within the specified timeframe net the time lapse waiting for applicant corrections, amendments, or similar other required information, the application shall be deemed approved by the Planning and Building Department.</u> <del>Projects that construct or rehabilitate at least 25% low-income, 10% very low-income, or 55% extremely low-income, or are for Supportive, Transitional, Transitional Housing, or emergency shelters shall be included within this prioritization</del>
H-IM2.	H-IM10.	<b>Tiered Environmental Review.</b> The General Plan Update EIR analysis of the cumulative impacts of residential development in Housing Opportunity Zones shall be completed and presented in a manner that facilitates the use of the analysis for individual project environmental review. The County shall make use of tiered environmental review to reduce the burden of cumulative impacts analysis on individual residential projects in Housing Opportunity Zones. Responsible Agency: Planning and Building Department. Timeframe: January 1, 2018.	<b>H-IM2. Tiered Environmental Review.</b> The General Plan Update EIR analysis analyzed of the cumulative impacts of residential development in Housing Opportunity Zones, <del>shall be completed and presented in a manner that facilitates the use of the analysis for individual project environmental review.</del> The County shall <del>make use of tiered environmental analysis off the GP FEIR to appropriately focus environmental review</del> <u>reduce the burden of cumulative impacts analysis</u> on individual residential projects in Housing Opportunity Zones.

**Table 2.3-3 Goals, Policies, Standards, Implementation Measures –Relevant Changes from 2014 Element**

No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2014	Goal, Policy, Standard, Implementation Measure 2019
H-IM14	H-IM1.	<b>Housing Trust Fund.</b> The County shall establish a Housing Trust Fund to support the conservation and development of housing affordable to low- and very low-income households. The County shall seek funding to provide an initial funding level of \$500,000. Sources of initial and long-term funding may include: State and Federal Grants; Local Financial Institutions, Local Jurisdictions, Sale of Surplus County Property, County General Fund, Private Foundations and Individuals, 20% of the revenue from any future Excessive Energy Use Tax. Responsible Agencies: Planning and Building Department and County Counsel. Timeframe: By August 31, 2017.	<b>Housing Trust Fund.</b> The County shall support the Housing Trust Fund and Homelessness Solutions Committee, and its programs to develop shelter and conserve and develop housing affordable to low- and very low-income households. The County shall seek funding to provide an initial funding level of \$500,000. Sources of initial and long-term funding may include: State and Federal Grants; Local Financial Institutions; Local Jurisdictions; Sale of Surplus County Property; County General Fund; Private Foundations and Individuals; <del>20% of the revenue from any future Excessive Energy Use Tax.</del> Responsible Agencies: <del>Planning and Building Department and County Counsel.</del> <del>Timeframe: By August 31, 2017.</del>
H-IM22.	New		<b>H-IM22. Affordable Housing Development on Excess State -Owned Properties.</b> The County shall assist with development of affordable housing on excess state-owned properties that become available through Executive Order N-06-19.
H-IM37	New		<b>H-IM37. Density Bonuses.</b> The County shall amend the Zoning Regulations consistent with <del>Gov't</del> Government Code Section 65915 et seq., and as may be amended from time to time, and shall offer and provide density bonuses for housing, including Transitional and Supportive housing, and housing projects meeting the requirements of <del>Gov't</del> Government Code Section 65913.4 et seq
H-IM38	New		<b>H-IM38. Allowance for Tiny Houses.</b> The County shall amend the Zoning Regulations to allow tiny houses as permanent single-family dwellings that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone when connected to utilities, constructed or installed on a foundation, and objective health, safety and design standards are met.
H-IM39	New		<b>H-IM39. Allowance for Moveable Tiny Houses.</b> The County shall amend the Zoning Regulations to allow moveable tiny houses as permanent single-family dwellings that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone when connected to utilities, and tie down and objective health, safety and design standards are met. Moveable tiny houses meeting the standards shall be allowed outside of manufactured home and special occupancy parks.



**Table 2.3-3 Goals, Policies, Standards, Implementation Measures –Relevant Changes from 2014 Element**

No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2014	Goal, Policy, Standard, Implementation Measure 2019
H-IM40	New		<b>H-IM40. Allowance for Tiny House Villages.</b> The County shall amend the Zoning Regulations to allow a grouping or clustering of three or more tiny houses or moveable tiny houses as multifamily dwellings, and shall be permitted by right in all zones that allow multifamily dwellings. A grouping or clustering of three or more detached bedrooms with central sanitary, laundry, cooking and dining facilities shall also constitute a tiny house village, and shall be permitted by right in all zones that allow multifamily dwellings. Tiny house villages shall meet objective development and performance standards to protect public health and safety, including density of occupation, setbacks, buffers and screening, lighting, and off-street parking.
H-IM41	H-IM17.	<b>Reduce Permit Requirements for Second Units.</b> The County shall amend the second unit ordinance to reduce the permit requirements for second units on privately maintained roads to be the same as for second units on publicly maintained roads. Responsible Agency: Planning and Building Department. Timeframe: By April 30, 2018.	<b>H-IM41. Allowance for Accessory Dwelling Units.</b> The County shall amend the Zoning Regulations consistent with <del>Govt</del> <u>Government</u> Code Section 65852.2 et seq., to allow Accessory Dwelling Units, formerly known as Secondary Dwelling Units, to be permitted by right in all areas zoned to allow single family or multifamily use when standards for public health and safety are met, and when in compliance with the County General Plan, Open Space Plan, and the Open Space Action Program.
H-IM42	New		<b>H-IM42. Pursue a Categorical Exclusion Order for Accessory Dwelling Units.</b> The County shall initiate the Categorical Exclusion process with the California Coastal Commission for accessory dwelling units to be located in the geographic areas currently eligible for exclusion from the requirement to secure a Coastal Development Permit for single family residential development pursuant to Categorical Exclusion Order E-86-4.
H-IM44	New		<b>H-IM44. Incentivize ADU Development.</b> The County shall develop a pilot program whereby the County partners with a lender to incentivize the development of ADUs in Housing Opportunity Zones by providing financial assistance to income eligible homeowners to facilitate the development of ADUs.

**Table 2.3-3 Goals, Policies, Standards, Implementation Measures –Relevant Changes from 2014 Element**

No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2014	Goal, Policy, Standard, Implementation Measure 2019
H-IM50	New		<b>Farmworker Housing Program.</b> Following completion of H-IM48, the County shall collect and analyze farmworker housing needs including the following information: 1. Estimate of the number of permanent and seasonal farmworkers within the community using the most current USDA Agriculture Census and the County's cannabis industry farmworker estimate; 2. A description of different housing types (e.g. single-family, multifamily, group quarters) appropriate to accommodate the housing needs of permanent and seasonal farmworkers; 3. A description of local development standards and processing requirements, including any special conditions of approval imposed on farmworker housing; 4. Identification of zones with appropriate development standards and permit process procedures to encourage and facilitate the development of housing affordable to farmworkers (individuals and families); 5. A program to provide sufficient sites with zoning that permits farmworker housing "by right" (in cases where there is insufficient capacity to accommodate the identified need for farmworker housing); 6. A description of the local government's role in working cooperatively with local growers, ag-related businesses (such as packing and distribution facilities), the farm bureau, and advocates for farmworkers such as the California Rural Legal Assistance (CRLA) in order to determine available resources and shortfalls; 7. A program that commits the local government to collaborating with agricultural employers in identifying sites and pursuing funding sources available through HCD and the U.S. Department of Agriculture's rural development programs.
H-IM55	New		<b>Support Emergency Shelters.</b> The County shall continue to support and encourage coordination of funding for emergency shelter sites, services, and operation, through outreach to non-profits and religious organizations, and through multi-jurisdictional partnerships.
H-IM56	New		<b>Safe Parking Pilot Program.</b> The County shall fund and implement a safe parking pilot program consisting of the following actions: Identify and develop sources of funding for program; Compile available data from other agencies and public sources to determine safe parking locations, size and number of spaces required, and the distribution of services and resources, and other best practices; Identify and engage local stakeholders, including service providers, to develop agreements on pilot program parameters, best practices, including incentives to improve property owner participation, and a public outreach campaign; Adopt an enabling ordinance or resolution for the pilot program, including duration of the program, hours of operation, land use and operating conditions, and project milestones; Inventory potential public lots and private lots, and poll property owners; request for Proposals to identify potential partners. Circulate a Request for Proposals (RFP) to seek interested service providers to operate the Safe

Table 2.3-3 Goals, Policies, Standards, Implementation Measures –Relevant Changes from 2014 Element			
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2014	Goal, Policy, Standard, Implementation Measure 2019
			Parking Pilot Program, then select service providers; Throughout the pilot program collect data from service providers, and at the close prepare a closeout report.
H-IM57	New		<b>Improve and Increase Temporary Shelter Options.</b> Initiate coordination with State and Federal agencies with developed recreational facilities with the objective to develop cooperative programs to make camping available for target populations outside the regular recreational season. Target populations used herein shall have the same meaning as <del>Govt</del> <u>Government</u> Code Section 65583(a)(7); that is, <u>elderly; persons with disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.</u>
H-IM58	New		<b>H-IM58. Alternative Lodge Park.</b> Amend the Zoning Regulations to include provisions for Alternative Lodging Park (ALP) as an enumerated use subject to a use permit. An ALP would provide spaces for temporary or permanent occupancy that are flexible allowing a broad range of housing types. The range of allowable dwelling types including manufactured and mobile homes, recreational vehicles, travel trailers, tiny houses, moveable tiny houses and temporary camping facilities. Siting standards include the requirement for connection to commercial wastewater and water systems. The ALP standards will specify zoning districts were an ALP may be sited and the minimum parcel size. Standards for space size, internal circulation, buffer zones and screening devices, open space/recreational facilities and additional common buildings, etc. will be specified. The maximum units per acre for any park will be determined by the Planning Commission based on site conditions.
H-IM61	New		<b>Establish a Mixed Housing Zoning District.</b> The County shall amend the Zoning Regulations to add a principal zoning district to be applied within Housing Opportunity Zones that allow higher residential densities and flexible housing configurations to address workforce housing needs for existing and new development . The new Mixed Housing Zone shall include development standards to address community character and priorities established through a community plan update process..

Table 2.3-3 Goals, Policies, Standards, Implementation Measures –Relevant Changes from 2014 Element			
No. 2019	No. 2014	Goal, Policy, Standard, Implementation Measure 2014	Goal, Policy, Standard, Implementation Measure 2019
H-IM66	New		<u>Expand Public Water and Sewer Capacity for Housing.</u> The County shall work with community service districts to identify and overcome constraints to providing service for housing, including but not limited to the Redway Community Services District ("RCSD") to resolve the existing stormwater inflow and infiltration <del>4-and 4-</del> issues associated with the County road that affect the RCSD wastewater collection system, and for the development a community groundwater well.

## EXHIBIT C

### **Program EIR for the Humboldt County General Plan, (State Clearinghouse No. 2007012089)**

The Program EIR for the 2017 General Plan Update may be accessed at the following link:

<https://humboldt.gov.org/626/Draft-Environmental-Impact-Report-EIR>

### **ATTACHMENT 3**

Draft 2019 Housing Element

Separate Attachment

#### **ATTACHMENT 4**

Draft 2019 Housing Element  
Appendix (Appendix G)

(Separate Attachment)

## **ATTACHMENT 5**

### Public Comments

1. An email from Wayne Ventuleth received May 16, 2019.



## Nielsen, Michelle

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**From:** Wayne Ventuleth <waynev49@gmail.com>  
**Sent:** Thursday, May 16, 2019 10:36 PM  
**To:** Planning Clerk  
**Subject:** Public Comment at May 16th meeting

To: Planning Clerk,

Please forward this email to members of the Planning Commission, and Mr Ford. Thanks

To: Planning Commission Members

I never had the opportunity to thank you for allowing me to speak (and go over my three minutes) at tonight's meeting. I was not very organized, and focused too much on the young college student that inspired me to attend tonight's meeting. If better organized, I would have liked to have said there are three things I believe you could do to help with the "lack of housing" in this county.

First, I would multiply by five the number of housing units found on the Housing Element H-S1. Reason, what exists in the document now most likely would not cover the need today. In the year 2027, the need will only be much greater (assuming we survive). This also makes a statement that building new homes (whatever they be) is important to the Planning Commission. I know it will never happen, but at least it will instill hope in those that are wishing for a home.

Second, I would look into significantly reducing the permitting fees charged on all new construction. I would even go as far as cutting them in half. This should inspire constructors to increase the construction of homes. It will cost the county money, as they receive approximately \$1.6M per year from permits and fees. Say they lose \$800K per year, they should be able to make that up in new tax revenue from the new homes within 3-5 years. After that, revenues go up.

Finally, I would ask you to challenge the new Economics Director to find green businesses that are willing to start-up or move here and ask them to either invest in the housing market or be aware of the reduced fee structure Humboldt County has in place to encourage green growth. I would also tell them of our future wind energy source which they could utilize.

Remember, the Planning Commission is but one piece of the puzzle. Others have to likewise do their part to solve this serious housing issue.

Thanks for listening,  
Wayne Ventuleth