



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

MEMORANDUM

DATE: DECEMBER 10, 2019

TO: THE HONORABLE BOARD OF SUPERVISORS

FROM: PLANNING AND BUILDING SERVICES

SUBJECT: GENERAL PLAN AMENDMENT #GP_2019-0004: ADOPTION OF DRAFT 2019-2027 HOUSING ELEMENT UPDATE

Background: California State Housing Element law requires each city and county to update its housing element to ensure that adequate development sites for new housing are available to meet regional housing need. The Housing Element identifies the existing and projected housing needs of all economic segments of the community and promotes a variety of housing types. The Housing Element also defines the policies and programs that the County will implement to achieve its housing goals and policies.

The content of the Housing Element is mandated by the California Government Code, which also requires review by the California Department of Housing and Community Development (HCD) to determine compliance with State law. The Element contains an overview of the housing needs in the unincorporated area of the County as well as an analysis of both the constraints that may impact housing development and resources available to facilitate it.

The 2019-2027 Housing Element is an update to the previous cycle. Where possible all relevant and applicable information from the previous iteration was retained. Housing-element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing needs allocation. The Mendocino Council of Governments (MCOG), as the regional council of governments, facilitated the Regional Housing Needs Allocation Process, as determined by the State of California. A methodology for allocating the housing need among the local jurisdictions was adopted by MCOG on June 4, 2018. A revised Regional Housing Need Determination was received from the California Department of Housing and Community Development on July 9, 2018, resulting in a reduction of approximately 52% that was then applied to the allocation for each entity.

Government Code Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period. For its 2019-2027 Housing Element Update, the County has determined that it maintains an ample supply of land suitable for residential development to meet its assigned RHNA (see Table 5-1-2 and Table 5-4-4 of the Housing Element Update for further details). Presently, the County does not require any changes to existing land use or zoning designations with this Housing Element update.

Additionally, the County must identify programs that will allow it to implement the stated policies and achieve the stated goals and objectives. Programs must include specific action steps the locality will take to implement its policies and achieve its goals and objectives. The programs proposed and reviewed can be found in Chapter 5.1 of the 2019-2027 Housing Element Update and are designed to improve the efficiency and equity of housing production.

The County conducted outreach in order to involve residents and community organizations in the development of the Housing Element. Meetings were held in 2019 on August 7 in Fort Bragg, August 8 in Willits, August 21 in Fort Bragg, and August 29 in Ukiah. Community input gathered at those meetings assisted the County in revising the Housing Element.

Planning Commission: This 2019-2027 Housing Element Update was unanimously recommended for approval by the Mendocino County Planning Commission at their scheduled public hearing on October 17, 2019.

Housing and Community Development Review: After staff had made the amendments recommended by the Planning Commission at the October 17, 2019 meeting, staff submitted the revised draft Housing Element Update to the California Department of Housing and Community Development (HCD) for comment on October 18, 2019. On November 12, 2019 staff had a conference call with staff from HCD to discuss the State's comments on the draft. The State's suggested revisions generally concerned the County's compliance with State requirements, and the version prepared for the Board's consideration incorporates their suggestions or provides needed clarifications.

Environmental Determination: The Mendocino County Department of Planning and Building Services prepared an Addendum to the General Plan Environmental Impact Report related to the proposed Project ("Addendum"). This addendum to the County of Mendocino General Plan Environmental Impact Report (EIR) (State Clearinghouse Number 2008062074) demonstrates that the analysis contained in that EIR adequately addresses the potential physical impacts associated with implementation of the proposed 2019-2027 Mendocino County Housing Element update and that none of the conditions described in California Environmental Quality Act (CEQA) Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

Recommendation: The Board of Supervisors Adopt a Resolution Adopting the 2019-2027 Housing Element and the Addendum to the 2009 General Plan EIR related thereto, and authorize Chair to sign same.

ATTACHMENTS:

A. Resolution

Exhibit A- Addendum to the General Plan EIR for the 2019-2027 Housing Element Update.

Exhibit B- 2019-2027 Housing Element Update

B. Public Comments – Received

C. Proof of Publication-Ukiah Daily Journal