

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 2019-2027 Housing Element - Implementation Program HI-14 (Multi-Family or MF combining Zone)

Lead Agency: City of Blue Lake

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Project Location: Blue Lake Humboldt
City *County*

Project Description (Proposed actions, location, and/or consequences).

See Attachment 1.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources: A) Pre-construction Special-status Plant Survey; B) Pre-construction Special-status Reptile and Amphibian Exclusion and Survey; and C) Pre-construction Nesting Bird Survey.

Cultural Resources: A) Cultural Monitoring.

Hazards and Hazardous Materials: A) Pre-construction Characterization of Site Soils; and B) Implementation of Soil and Groundwater Management Plan during construction.

Hydrology and Water Quality: Phase II MS4 Permit Compliance.

Utilities and Service Systems: Wastewater System Development Impact Fees.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Concern that higher density, multi-family residential development is inconsistent with the rural character of the City and the City's General Plan.

Concern that affordable housing will cause impacts to the community.

Provide a list of the responsible or trustee agencies for the project.

HCD, CDFW, SWRCB, RWQCB, CARB, Caltrans, CAL FIRE, and DTSC.

Attachment 1

The City of Blue Lake 2019-2027 Housing Element Update – Implementation Program HI-14 (Multi-Family or MF combining zone)

Project Description: Amendment of Title 17 (Zoning) of the Municipal Code to add Section 17.20.070 (Multi Family or MF combining zone) that would create a new combining zone that could be applied to sites within the Residential Multiple-Family (R-3), Mixed-Use (MU), Opportunity (O), and/or Planned Development Residential (PD-R) zones for the purposes of allowing multi-family residential uses by-right (principally permitted). This Zoning Code Amendment is proposed to implement Program HI-14 from the City's 6th Cycle Housing Element Update. In order to comply with State Housing Law during the 6th Cycle, the MF combining zone must be applied to a single site that is a minimum of 1-acre. As such, this action also includes a Zoning Map amendment to apply the MF combining zone to a single site in the City. The site proposed for application of the MF combining zone is a 1-acre portion of a vacant site in the City's Powers Creek District that is zoned Opportunity (APN 025-201-023).

When applied, the MF combining zone would require: 1) residential development at a minimum density of 16 dwelling units to a maximum of 20 units per acre, except as may be modified by State Density Bonus Law; 2) a minimum of 50 percent of the square footage in a mixed-use development must be residential; 3) a development cannot be precluded from providing 100 percent residential square footage due to the requirements of the principal zone; 4) if at least 20 percent of the residential units are affordable to lower-income households then the development would be principally permitted and would not require Site Plan Approval by the Planning Commission; 5) new residential or mixed-use structures or additions/renovations to existing residential or mixed-use structures would be subject to the objective design standards applicable to the principal zone.