



CITY OF BLUE LAKE

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

July 22, 2025

TO: Blue Lake City Council

FROM: Garry Rees, City Planner

RE: Agenda Item 8: Amendment of the City of Blue Lake General Plan Housing Element Update for the 2019-2027 Planning Cycle (6th Cycle) - Public Hearing

Background

State law requires cities in Humboldt County to update their General Plan Housing Elements approximately every 8 years, which is referred to as a Housing Element planning cycle. The current cycle is for the 2019 - 2027 planning period (6th cycle). The City received funding from the California Department of Housing and Community Development (HCD) through the Local Early Action Planning (LEAP) and Regional Early Action Planning (REAP) grant programs to update its Housing Element for the 6th cycle to achieve compliance with State housing law. Since receipt of the first grant funds in 2021, City staff has worked with the Planning Commission and City Council on updating the General Plan Housing Element, which has included discussions at numerous Commission meetings, several public hearings, interviews with community stakeholders, and presentations at several town hall meetings. The current draft of the Housing Element Update is available on the City's website at the following link:

<https://bluelake.ca.gov/city-council/general-plan/>

The Draft Housing Element Update includes an analysis required by State law related to: 1) a review of past accomplishments under the last Housing Element Update adopted by the City; 2) existing demographics and housing characteristics; 3) land, financial, and administrative resources available to meet housing demand; and 4) market, government, and environmental constraints.

The Humboldt County Association of Governments (HCOAG), a regional planning agency, is responsible for allocating the Regional Housing Need Assessment (RHNA) to individual jurisdictions within the County. The RHNA is distributed by income category. The City of Blue Lake has been allocated a RHNA of 23 dwelling units (7 very low, 4 low, 5 moderate, and 7 above moderate income units) for the 2019-2017 planning period (6th cycle). Additionally, because the City did not receive certification of a Housing Element Update in the 2014-2019 planning period (5th cycle), the City also has a carryover of 11 dwelling

units from the 5th cycle. Therefore, the City must plan for both its 5th and 6th cycle RHNA in the 6th cycle Housing Element. The Housing Element Update itself does not create physical residential growth in the City. The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate the RHNA. The Draft Housing Element Update identifies available sites that are currently zoned for residential development during the 2019 - 2027 planning period (6th cycle), which exceeds the City's RHNA allocation, including sites located within the Powers Creek District.

The Draft Housing Element Update also includes programs that propose amending the City's Zoning Code for the following reasons: 1) to ensure consistency with current State housing law (see Housing Element Programs HI-1, HI-2, HI-7, HI-17, and HI-23); 2) to create a Multi-Family Combining Zone for application to a property in the City to allow a multi-family project without discretionary review or by-right at a density of 16 units per acre (see Housing Element Program HI-14); 3) to remove potential constraints to the development of multi-family housing (see Housing Element Program HI-19); 4) to comply with the requirements for objective design standards in Government Code Section 65589.5, subdivision (f) (see Housing Element Program HI-21); and 5) to minimize the potential for confusion regarding the applicability of the City's design guidelines (see Housing Element Program HI-22).

On September 20, 2023, the City received a determination letter from HCD reporting the results of their review of the City's 6th cycle Draft Housing Element Update (see **Attachment 1**). The letter concluded that the revised Draft Housing Element Update meets the statutory requirements of State Housing Element law, with the following exception:

“Generally, pursuant to Government Code section 65584.09, if a city did not make available sites to accommodate the regional housing need allocation (RHNA), then the city shall, within the first year of the planning period of the new element, rezone adequate sites to accommodate the unaccommodated portion of the RHNA from the prior planning period. The City has an unaccommodated need from the prior planning period (Table 20). Since more than a year has lapsed from the beginning of the current planning period, the element cannot be found in compliance until the required rezoning is complete. Specifically, the element cannot be found in compliance until Program HI-14 (Rezoning and By Right Procedures) is implemented to meet the unaccommodated need from the 5th cycle RHNA. Once the rezoning has been completed, the City should submit documentation (e.g., resolution, ordinance) to HCD and HCD will review and approve the element in accordance with Government Code section 65585.”

Additionally, pursuant to Government Code Section 65583.3, the HCD review letter stated that the City must submit an electronic sites inventory with its adopted Housing Element Update. This is similar to the sites inventory contained in the Draft Housing Element Update but must be provided in the electronic form required by HCD.

California Environmental Quality Act (CEQA)

After receiving the review letter from HCD indicating that the City could move forward with adoption of its Draft Housing Element Update, City staff prepared a CEQA Initial Study

(IS). As discussed in the Draft IS, the project description analyzed in the document is the updated policies and programs proposed by the Housing Element Update. As concluded in the Draft IS, it is found that the Draft Housing Element Update would not have a significant effect on the environment. As stated in several sections of the Draft IS:

“The Housing Element Update is a policy document that does not result in physical changes to the environment but encourages the provision of housing in areas of the City that are already designated and zoned to allow residential development. While policies could require amendments to the Zoning Code or result in actions of the City that could cause a physical change, the policies would not result in specific physical changes to the environment. Additionally, any amendments to the Zoning Code would be subject to project-specific environmental review pursuant to CEQA.”

Therefore, it is recommended by City staff that a Negative Declaration is the appropriate CEQA determination for adoption of the Draft Housing Element Update.

As required by CEQA Guidelines Sections 15073(d) and 15105(b), the CEQA document prepared for the project was sent to the State Clearinghouse (SCH#: 2024091022) for a 30-day circulation period. The circulation period began on 9/26/24 and ended on 10/27/24. As required by CEQA Guidelines Section 15072(a), a ‘Notice of Intent to Adopt a Negative Declaration’ was submitted to the State Clearinghouse, posted in 3 public places in the City, and filed with the County Clerk-Recorder’s Office prior to the beginning of the circulation period. The CEQA document was also posted on the City’s website prior to the beginning of the circulation period. Comments that have been received on the Draft IS to date are included as **Attachment 2** to this staff report. Based on the comments received, minor revisions were made to the Draft IS. Additions made to the Draft IS are shown in underlined and bolded **text** and deletions are shown with ~~strikethroughs~~. The revised Draft IS (dated November 2024) is available on the City’s website at the link provided on page 1 of this staff report. Also see discussion below under the ‘City Council Adoption’ section about additional minor revisions made to the Draft IS in July 2025.

Planning Commission Recommendation

With HCD determining that the Draft Housing Element Update is ready for adoption and the CEQA document being circulated for public comment, the next step in the process was for the Planning Commission to make a recommendation to the City Council regarding adoption of the Draft Housing Element Update and CEQA compliance documentation. At their regularly scheduled meeting on November 18th, the Planning Commission held a public hearing and adopted Resolution No. 2-2024, which contains the Planning Commission’s recommendation to adopt the Draft Housing Element Update and a CEQA Negative Declaration (see **Attachment 3**).

City Council Adoption

With the Planning Commission making a recommendation to the City Council, the next step was for public hearings to be held by the City Council to review the recommendation from the Planning Commission, receive comments from the public, and consider adoption of the Draft Housing Element Update and CEQA Negative Declaration. The City Council held public hearings on December 10, 2024, January 28, 2025, and March 25, 2025. Additionally, a

town hall meeting was held on January 11, 2025, at the Mad River Grange, and allowed an opportunity for the public to ask questions of the City Planner about the Housing Element Update.

After the March 25, 2025 public hearing, the City engaged in correspondence with HCD regarding the timeline for completing the actions necessary to achieve compliance with State housing law. These actions include adopting the Draft Housing Element Update, implementing Housing Element Program HI-14 (Rezoning and By Right Procedures), and submitting an electronic site inventory. Through the correspondence with HCD, the City committed to achieving compliance with State housing law by December 15, 2025.

In July 2025, revisions were made to the February 2024 Draft Housing Element Update including adjustments to the site inventory and related text and figures as well as other non-substantive revisions. Overall, the revisions reduced the projected number of units on the vacant sites included in the site inventory while still showing a surplus of units above the City's RHNA allocation in all income categories. For reference, Figure 1 from the February 2024 Draft Housing Element Update is provided at the end of this staff report with labels identifying the revisions to the site inventory. Revisions were also made to the CEQA Negative Declaration to provide consistency with the revisions to the Draft Housing Element Update. The revisions to the Draft Housing Element Update were reviewed by HCD on July 14, 2025, and they determined that the revisions were minor adjustments and would not require further review by their department prior to adoption by the City. The revised Draft Housing Element Update and revised Draft CEQA Negative Declaration (both dated July 2025) are available on the City's website at the link provided on page 1 of this staff report.

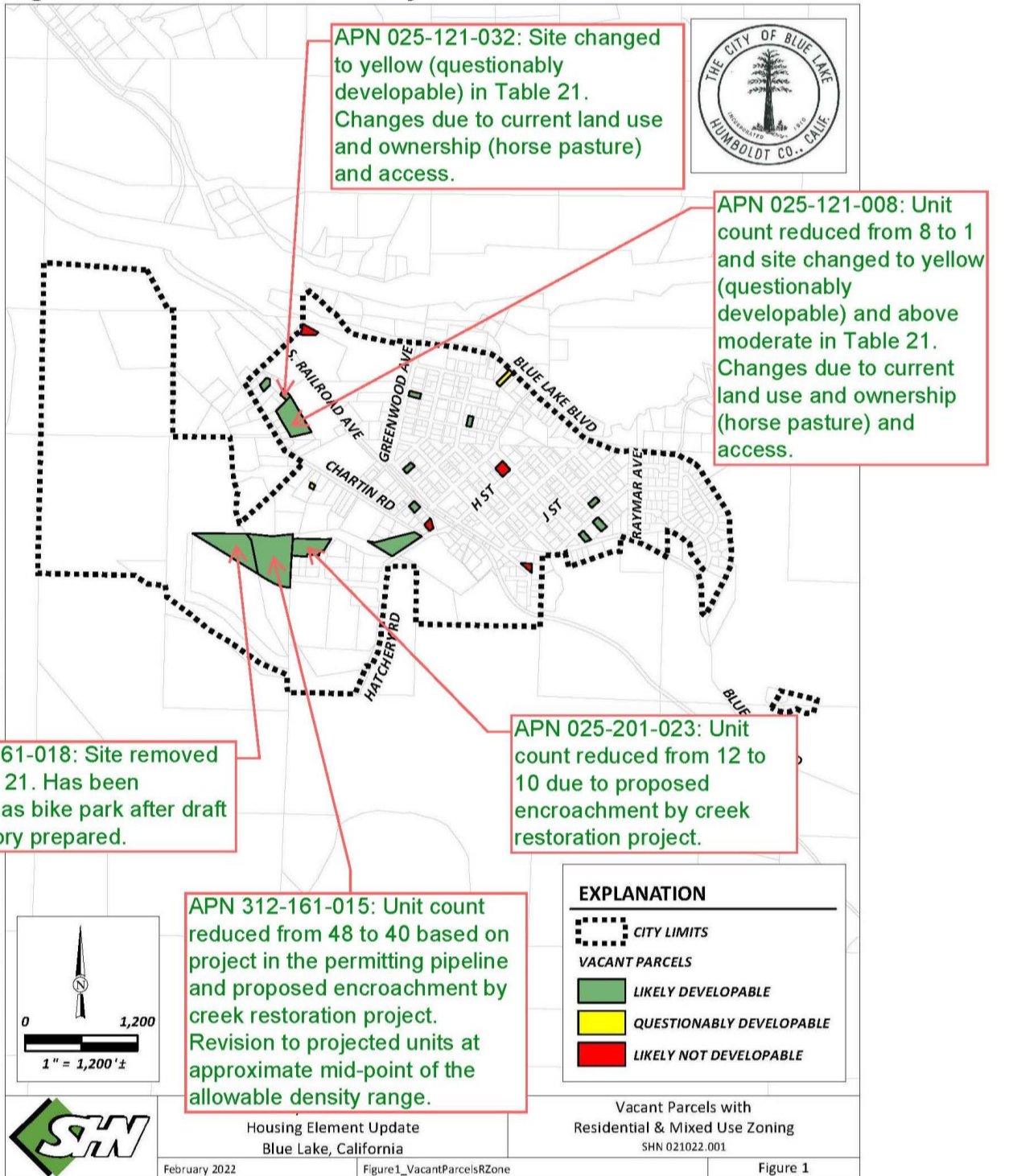
This item has been scheduled for a public hearing at the July 22, 2025 City Council meeting for the Council to consider adoption of the revised General Plan Housing Element Update and CEQA Negative Declaration through the adoption of Resolution No. 1235 (see **Attachment 4**), a Resolution of the City Council of the City of Blue Lake, California, Adopting Amendments to the Blue Lake General Plan to Update and Implement the Housing Element for the 2019-2027 Planning Cycle (6th Cycle).

RECOMMENDATION:

Staff recommends that the City Council:

- 1) Receive a report from City staff about the revised General Plan Housing Element Update and CEQA Negative Declaration.
- 2) Open the public hearing and receive public testimony.
- 3) Close the public hearing.
- 4) Discuss the revised General Plan Housing Element Update and CEQA Negative Declaration and ask questions of City staff.
- 5) Adopt Resolution No. 1235.

Figure 1 – Vacant Sites Inventory



Attachment 1

**California Department of Housing and Community Development
Review Letter for City of Blue Lake's 6th Cycle (2019-2027)
Revised Draft Housing Element**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



September 20, 2023

Amanda Mager, City Manager
City of Blue Lake
PO Box 458
Blue Lake, CA 95525

Dear Amanda Mager:

RE: City of Blue Lake's 6th Cycle (2019-2027) Revised Draft Housing Element

Thank you for submitting the City of Blue Lake's (City) revised draft housing element received for review on August 28, 2023. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element meets the statutory requirements of State Housing Element Law, including as described in HCD's August 29, 2022 review. However, the housing element cannot be found in substantial compliance until the City has completed necessary rezones as described below. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq.) when the necessary rezoning is complete and the element is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

Generally, pursuant to Government Code section 65584.09, if a city did not make available sites to accommodate the regional housing need allocation (RHNA), then the city shall, within the first year of the planning period of the new element, rezone adequate sites to accommodate the unaccommodated portion of the RHNA from the prior planning period. The City has an unaccommodated need from the prior planning period (Table 20). Since more than a year has lapsed from the beginning of the current planning period, the element cannot be found in compliance until the required rezoning is complete. Specifically, the element cannot be found in compliance until Program HI-14 (Rezoning and By Right Procedures) is implemented to meet the unaccommodated need from the 5th cycle RHNA. Once the rezoning has been completed, the City should submit documentation (e.g., resolution, ordinance) to HCD and HCD will review and approve the element in accordance with Government Code section 65585.

As a reminder, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Public participation in the development, adoption and implementation of the housing element is to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD appreciates the hard work, cooperation, and responsiveness the City's housing element team provided throughout the housing element review and update. If HCD can provide assistance in implementing the housing element, please contact Andrea Grant, of our staff, at Andrea.Grant@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Attachment 2

**Comments Received on the Draft CEQA Negative Declaration for
the Blue Lake General Plan Housing Element Update**



Outlook

Re: NCRWQCB comment on Blue Lake Housing Element

From Garry Rees <grees@shn-engr.com>**Date** Thu 10/17/2024 10:00 AM**To** Bauer, Heidi M.@Waterboards <Heidi.M.Bauer@Waterboards.ca.gov>**Cc** McLaughlin, Kelsey R.@Waterboards <Kelsey.McLaughlin@Waterboards.ca.gov>; citymanager@bluelake.ca.gov <citymanager@bluelake.ca.gov>; Leanna Brotherton <lbrotherton@shn-engr.com>

2 attachments (4 MB)

Figure 3_Vacant Parcels Map_HE Update Neg Dec.pdf; GeoTracker-BL LUST Cleanup Sites.pdf;

Heidi,

Thank you for your comments on the CEQA Negative Declaration for the Blue Lake Housing Element Update.

Attached is the vacant parcels map (Figure 3) included on page 6 of the Negative Declaration prepared for the Housing Element Update. This map shows the parcels that are included in the site inventory of the Housing Element Update and are projected to be likely developable for residential uses. Also attached is a map from the Geotracker website showing the leaking underground storage tank (LUST) cleanup sites in the City of Blue Lake. To clarify and as indicated on the attached maps, none of the vacant parcels shown on Figure 3 are sites that are listed as hazardous materials sites that are under the oversight of the North Coast Regional Water Quality Control Board.

Therefore, the City's Housing Element Update is not planning for residential development on the LUST cleanup sites in the City.

Thanks.

Garry Rees, AICP

Principal Planner



Civil Engineering, Environmental Services,
Geosciences, Planning & Permitting, Surveying
www.shn-engr.com
812 W Wabash Ave, Eureka, CA 95501
(707) 441-8855

From: Bauer, Heidi M.@Waterboards <Heidi.M.Bauer@Waterboards.ca.gov>**Sent:** Monday, September 30, 2024 2:29 PM

To: Garry Rees <grees@shn-engr.com>

Cc: McLaughlin, Kelsey R.@Waterboards <Kelsey.McLaughlin@Waterboards.ca.gov>

Subject: NCRWQCB comment on Blue Lake Housing Element

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Garry Rees, we reviewed the City Of Blue Lake proposed housing element [The City of Blue Lake 2019-2027 Housing Element Update \(ca.gov\)](#) and as noted in the Initial Study on Pages 74 -78 there are nine sites listed as hazardous materials release sites, most of them being under the oversight of our agency, the North Coast Regional Water Quality Control Board. While these sites are considered closed, most of them were closed using screening criteria intended for the current use which most often was commercial/industrial. Since these sites were closed using commercial screening criteria, they may contain contaminants above residential screening thresholds and thereby not be appropriate for residential development without further investigation and/or remediation. Furthermore, some of these sites already have soil management plans which require proper management and handling of any soils excavated at the site. This is because the remaining soils at the site are above screening levels, and while they pose no significant threat to human health or the environment as undisturbed soils in the current use setting, they could pose a threat if unearthed without proper mitigations.

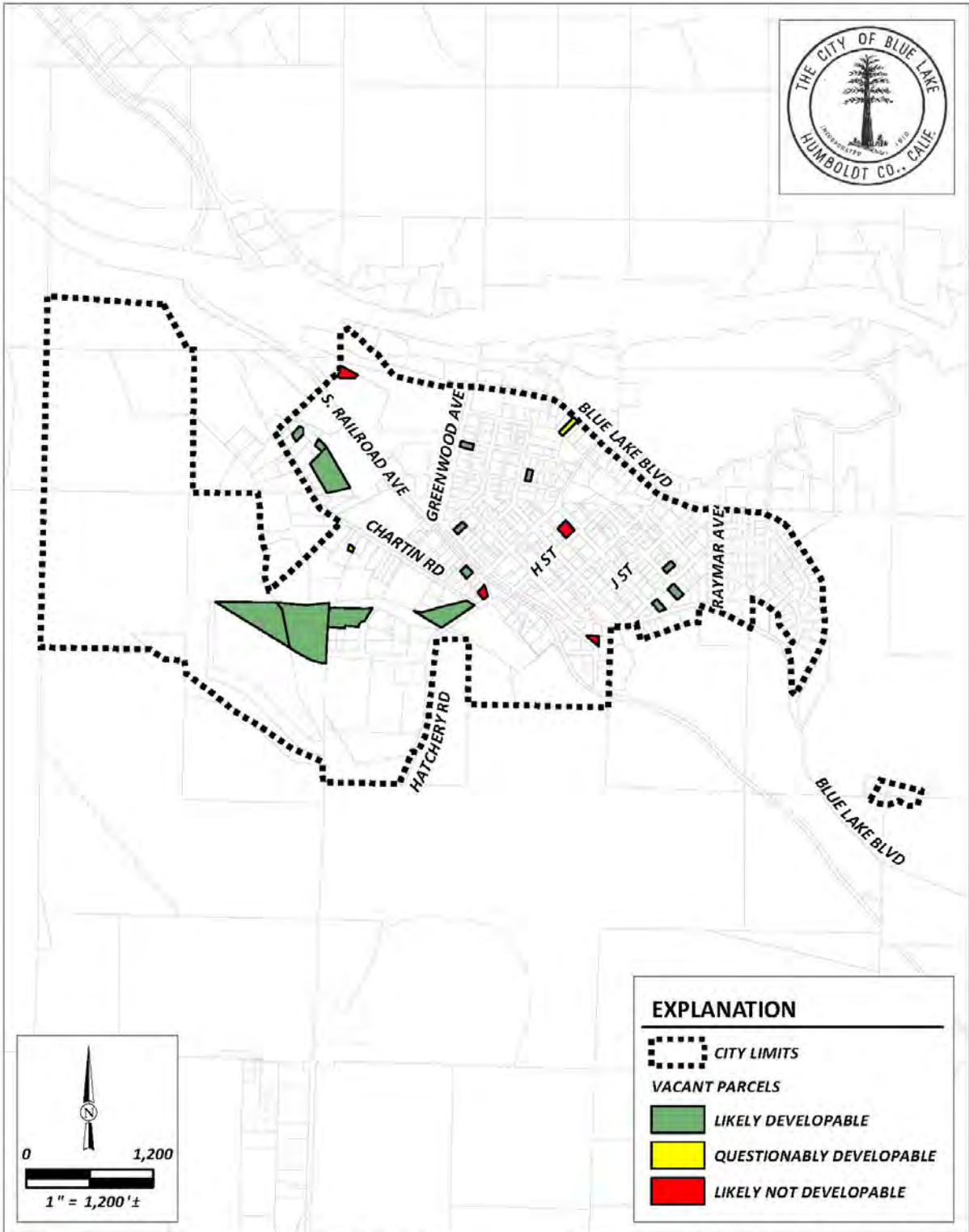
We are supportive of the Housing Element for the City of Blue Lake, but please note that precautions and additional work may be necessary in order to develop these parcels into residential units so that there are no significant health risks to future occupants. Please let me know if you have any questions or would like to discuss this further.

Best,

Heidi

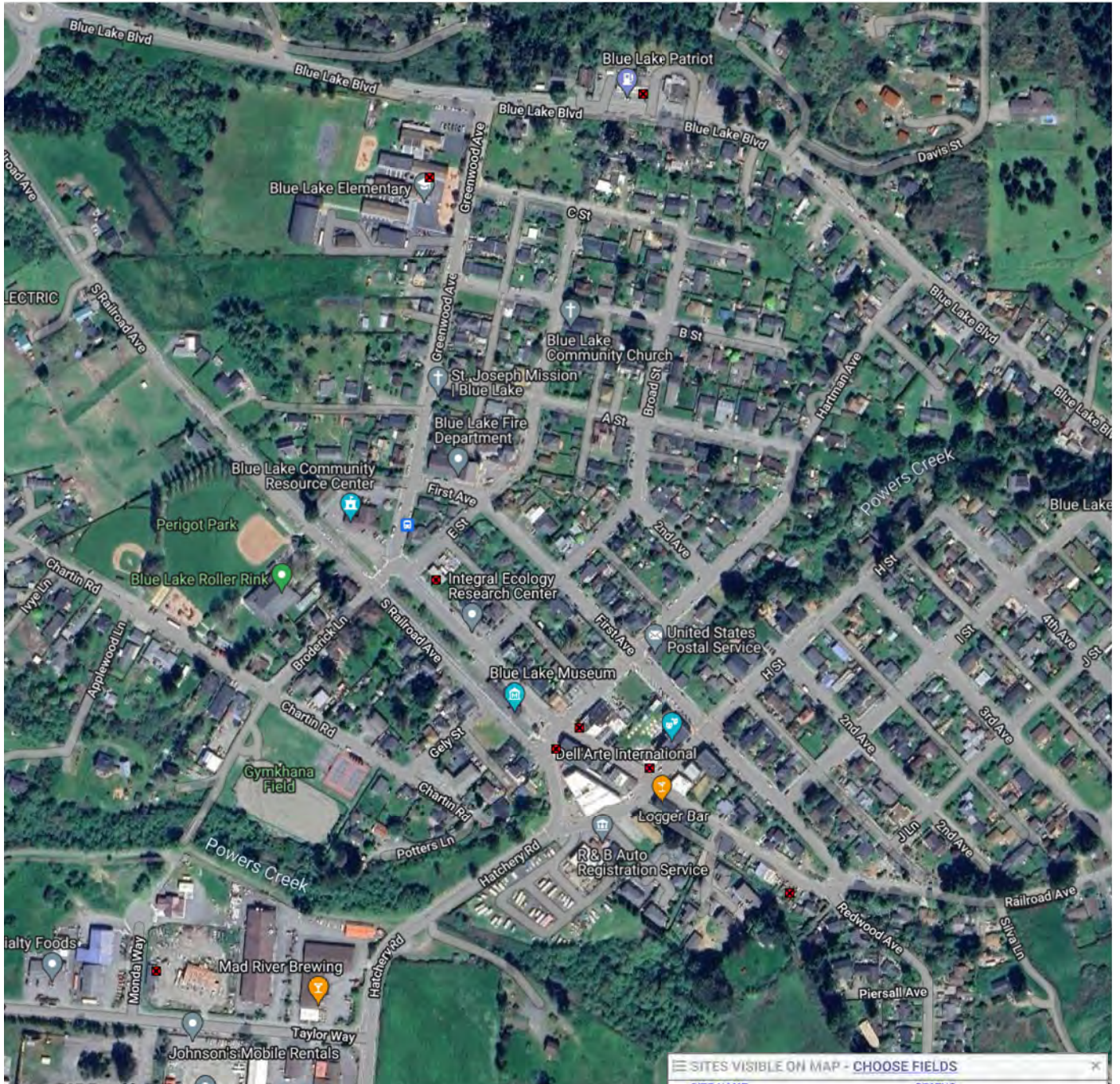
Heidi M. Bauer, P.G.
Senior Engineering Geologist
Site Cleanups Unit Supervisor
North Coast Regional Water Quality Control Board
5550 Skylane Blvd. Suite A
Santa Rosa, CA. 95403
heidi.m.bauer@waterboards.ca.gov
Office: (707) 570-3769





City of Blue Lake
 Housing Element Update
 Blue Lake, California
 February 2022

Vacant Parcels with
 Residential & Mixed Use Zoning
 SHN 021022.001
 Figure 3



LEGEND - CHOOSE MORE SITES

- LUST Cleanup Sites - REMOVE
- Cleanup Program Sites - REMOVE
- Military Cleanup Sites - REMOVE
- Military Privatized Sites - REMOVE
- Military UST Sites - REMOVE

Signifies a Closed Site

ACTIVE MAP COVERAGES:

- Military Bases REMOVE

SITES VISIBLE ON MAP - CHOOSE FIELDS

SITE NAME	STATUS
<input checked="" type="checkbox"/> BIG OIL & TIRE - BLUE LAKE BP	COMPLETED - CASE CLOSED
<input checked="" type="checkbox"/> BLUE LAKE BELTING AND LEATHER WORKS	COMPLETED - CASE CLOSED
<input checked="" type="checkbox"/> BLUE LAKE MARKET	COMPLETED - CASE CLOSED
<input checked="" type="checkbox"/> BLUE LAKE PUBLIC WORKS YARD	COMPLETED - CASE CLOSED
<input checked="" type="checkbox"/> BLUE LAKE UNION ELEMENTARY SCHOOL	COMPLETED - CASE CLOSED
<input checked="" type="checkbox"/> HCDPW BLUE LAKE MAINTENANCE STATION	COMPLETED - CASE CLOSED
<input checked="" type="checkbox"/> JACKSONS GARAGE	COMPLETED - CASE CLOSED
<input checked="" type="checkbox"/> LUNDBLADE PROPERTY	COMPLETED - CASE CLOSED
<input checked="" type="checkbox"/> PRIVATE RESIDENCE	COMPLETED - CASE CLOSED



Re: Notice of Intent for a Negative Declaration_Housing Element_follow-up

From Garry Rees <grees@shn-engr.com>
Date Thu 10/17/2024 3:09 PM
To Idiane <ldiane@sonic.net>
Cc Leanna Brotherton <lbrotherton@shn-engr.com>

Hi Lisa,

I am back in the office from vacation and am getting through my emails. Apologies for the delayed response.

The current draft of the Housing Element Update (dated Feb. 2024) is available on the City's website at the following link:

<https://bluelake.ca.gov/wp-content/uploads/2024/09/02012024-BlueLake-6thCycle-HousingElementUpdate.pdf>

Below is a response to the questions in your 10/13/24 email:

1. In the information letter it says that "The update identifies the potential for development of up to 89 new housing at full buildout of the City's existing vacant lot inventory." By "City's" existing lot inventory--does that apply to just the City-owned property on Taylor Way or empty lots throughout the town? I recall a map showing a lot inventory throughout the town--are those the lots available AND is that map current?

The existing vacant lot inventory is listed in Table 21 (Inventory of Vacant Land Available for Residential Development) and shown on Figure 1 (Vacant Site Inventory) in the Housing Element Update (dated Feb. 2024). The existing vacant lot inventory includes both publicly and privately owned properties in the City.

2. Please elaborate on what "full build-out means". Number of stories/height....etc.

When the term "full build-out" is used, it is referring to the number of residential units that are projected to occur on the vacant and likely developable sites identified in the City's Housing Element Update. In the Housing Element Update, it is projected that 89 units could occur on the vacant and likely developable sites in the City. The number of stories/height is dependent on the development standards for each zone that these sites are located in, which varies by zone. The maximum height allowed in the zones containing sites identified as vacant and likely developable typically ranges from 35-45 feet.

Thanks.

Garry Rees, AICP

Principal Planner



Civil Engineering, Environmental Services,
Geosciences, Planning & Permitting, Surveying
www.shn-engr.com
812 W Wabash Ave, Eureka, CA 95501
(707) 441-8855

From: Idiane <Idiane@sonic.net>
Sent: Sunday, October 13, 2024 7:29 AM
To: Garry Rees <grees@shn-engr.com>
Subject: Fwd: Notice of Intent for a Negative Declaration_Housing Element_follow-up

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Garry,
Would appreciate hearing back on the questions below. When I return I could schedule a meeting if that would be better. Let me know.
Also Anali sent the link to the Housing Element yet it was dated some months ago--please let me know if what is online IS the most current version.
Thank you.
Lisa Hoover

----- Original Message -----

Subject: Notice of Intent for a Negative Declaration_Housing Element
Date: 2024-10-04 16:39
From: Idiane <Idiane@sonic.net>
To: grees@shn-engr.com

Hello Garry,
I saw this item on the Blue Lake Webpage. Is the environmental document associated with this posted on the web page? If not, would you please have the City post the document AND please let me know when this takes place.
Questions:

- In the information letter it says that "The update identifies the potential for development of up to 89 new housing at full buildout of the City's existing vacant lot inventory." By "City's" existing lot inventory--does that apply to just the City-owned property on Taylor Way or empty lots throughout the town? I recall a map showing a lot inventory throughout the town--are those the lots available AND is that map current?
- Please elaborate on what "full build-out means". Number of stories/height....etc.

I would schedule a meeting with you but will not be in town for a couple of weeks so wanted to see if as a start, an email exchange might work.

Thank you.
Lisa Hoover



Re: City of Blue Lake Housing Element Negative Dec

From Garry Rees <grees@shn-engr.com>
Date Mon 10/28/2024 9:51 AM
To Kent Sawatzky <kentsawatzky@hotmail.com>
Cc Anali Gonzalez <adminasst@bluelake.ca.gov>

Kent,

Confirming receipt of your comments. They will be provided to the Planning Commission at their meeting tonight.

Garry Rees, AICP

Principal Planner



Civil Engineering, Environmental Services,
Geosciences, Planning & Permitting, Surveying
www.shn-engr.com
812 W Wabash Ave, Eureka, CA 95501
(707) 441-8855

From: Kent Sawatzky <kentsawatzky@hotmail.com>
Sent: Monday, October 28, 2024 8:18 AM
To: Garry Rees <grees@shn-engr.com>
Subject: Fw: City of Blue Lake Housing Element Negative Dec

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Garry,
Please include this at tonight's Blue Lake PC meeting. Please confirm receipt of this request.
Kent Sawatzky

From: Kent Sawatzky <kentsawatzky@hotmail.com>
Sent: Monday, October 28, 2024 8:16 AM
To: Anali Gonzalez <adminasst@bluelake.ca.gov>
Subject: Fw: City of Blue Lake Housing Element Negative Dec

Good morning, Anali

Please forward this to the planning commission as public comment. Please confirm receipt of this request. Thank you.

Kent Sawatzky

Subject: Fw: City of Blue Lake Housing Element Negative Dec

Dear planning commissioners,

These are my comments on items # 4, and #6 on tonight's agenda.

Item # 6;

After you reading, and understanding the approximately 341 pages of the Regional Climate Acton Plan. I shall attempt to give you an executive summary.

Blue Lake is the only participant who has not approved the plan in all of Humboldt County. County staff was on the Zoom meeting the whole Blue Lake City Council meeting last Tuesday to present to Blue Lake City Council.

It is more than embarrassing, that in speaking with Humboldt County Director John Ford, The other participants led by the County are moving forward without the City of Blue Lake participation. I guess "Better late than never" would apply under these sad circumstances. I guess that the City of Blue Lake may be perceived to think saving our planet is of minimal importance.

Item # 4;

After you reading, and understanding the approximately 142 pages of the City of Blue Lake General Housing Element Update. You should be asking the question "When are the promised Town Hall meetings to take place that have been justifiably promised, and expected by the Public to take place? We can agree or not, but as structured, the need for a Blue Lake Planning Commission, including planning and public participation is being all but replaced by staff that would make the decisions thru a consistency process.

One of the determinations would be as stated in multiple locations thru out the document such as the #1 objective on page 19 of the update. You may wish to pay special attention to Items HP 1.1 thru HP 1.7. It should be the PC's duty to determine if projects within the City are consistent with "Blue Lake 6th Cycle Housing Goals, Policies, and Implementation Programs" on a project-by-project basis. That is why we have you to do that job rather than an unelected, or even appointed City Staff member.

An example would be on page 19 "Goal HG-1 Community Housing Policies"

HP-1.1, the first on the list, reads as follows;

"Review all new residential development to be consistent with the existing small-town character of the community and blend existing development, as well as to insure sustainability, and environmental protection"

The Planning Commission should determine the method, and make the consistency determination.

The common sense basis for this should possibly be as follows; We do not have any three-story residential buildings in Blue Lake. Therefore, the maximum height should be two stories.

We only have one residential building in Blue Lake in excess of 5 units (That is a ten plex). Therefore, the maximum residential developments should be somewhere in the five to Ten range.

I would read goals HP-1.1 thru HP-1.7. These are the things the people's representatives, "The Blue Lake Planning Commission" were appointed to implement. That is the reason we have a planning Commission.

The draft you received needs to have major updates. Many of the deliverables are required to be implemented by December 31st 2024. That is not possible. I assume you, and I know the public, would like to see an updated version prior to consider making a recommendation to the Blue Lake City Council. The public should have the opportunity to make comments on the updated draft prior to any recommendation to the Council. That is the required process.

The following are some comments sent to planner Rees;

Planner Rees,

The following are my comments on the City of Blue Lake Housing Element Negative Dec. This Housing Element has the most effect on the City of Blue lake environmentally, and Socially in the History of Blue Lake Planning process. It deserves a full EIR at this time for the following reasons;

#1 as per this document, it states 4. "The project area is the entire City of Blue Lake"

#2 as per this document, it states 6. "General Plan Designation, City wide"

#3 as per this document, it states 7. "Zoning, City wide"

The only other Planning document that reaches this level of necessary review is a General Plan Update, which has been needed for many years, insofar as it is no where near internally consistent. And which many of the parts to this update are predicated upon. There is no legal foundation for this update. And this Housing Element should not move forward until the General plan Zoning and Land use are updated and approved. One EIR may suffice for both. And would likely be the best path. forward. Both the General Plan update and the Housing Element update to be approved at the same time.

This Housing Element. as proposed does not take into account the necessary CEQA analysis of Cumulative Effects. and violates one of the primary requirements of CEQA disallowing a piecemeal approach to land use determinations. It is designed to promise project by project CEQA evaluation, (Piecemealing). It goes one step further and does not give CEQA evaluation base on an exclusion for CEQA as "Infill". the effect is to eliminate any CEQA review at any phase, and therefore the only time to allow the Public, The Planning Commission, or the Blue Lake City Council can participate is now with a full EIR reflecting gigantic cumulative effects on the Environment
The truth be know a 12' by 12' shed within the setback require would get more public input and Environmental review than a 300-unit apartment housing project..

The only person to conduct a consistency determination would be the Director of Planning. At this time that would be Mr. Garry Rees. The people's participation would be all but eliminated along wit CEQA review. This would potential have untold negative effect on the Environment public participation, and therefore faith in the land use system.

#4 as per this document page 7 states "Any by-right project proposed on a property that the combining zone has been applied to would not be subject to CEQA"

#5 as per this document page 8 states "Objective standards are defined as those that involve no personal or subjective judgement by a public official"

#6 The City will amend all zones that reference the guidelines (for example MU, RC etc.) to make it clear that they are recommended and not enforceable standards of the Zoning code. The question should be answered what is the "etc."? And why are the current regulations not required as the public expects and has been promised?

#7 as per the document page 43 falsely states that none of the 21 items listed in the checklist would be significantly affected.

There is no way to state this without a full EIR. We do not know the potential cumulative effect because there is no analysis of what the potential total additional housing units may potentially be added. What is that number?

The public can not make informed comment without that analysis. It appears that the population of Blue Lake under this Housing Element could increase by 50%. There is no rationale that would justify that would have no significant effect on a majority of the 21 items listed in the checklist on page 43.

For the above and more similar items this Housing element update requires the City do its duty to the environment and to the public and Do a full EIR, rather than a negative dec.
Kent Sawatzky

Planning Commission Meeting/October 28, 2024

RE: Agenda Item 4. Discussion: General Plan Housing Element Update/Negative Declaration

From: Lisa D. Hoover

The summary table in the Housing Element Update 2024 document, webpage. 43 (see clips 1 and clip 2 below), that includes of the Environmental Factors (e.g. biological resources, geology/soils, hazardous materials, transportation/traffic) potentially affected indicates that ALL impacts are “less than significant”, thus the determination is that the “proposed project COULD NOT have a significant impact on the environment and a negative declaration will be prepared”. A summary of the “Mandatory Findings of Significance” (webpage 129) reiterates “less than significant” perspective (see clip 3 below).

Yet, the evaluation of “less than significant” applied to all environmental factors is not in keeping with components of the housing element update or the Biological Resources Assessment of 2023 (the latter focused on the Taylor Way developments) that identifies mitigations that should be identified as a condition of approval. Following are clipped statements from the Housing Element:

Pg. 58 of the Housing Element Update states:

Future residential development may have the potential to result in significant impacts to special-status species and sensitive natural communities such as riparian habitat and federally protected wetlands. However,

compliance with existing federal and state laws and regulations, including but not limited to those listed above in the discussion of Regulatory Framework, would result in the avoidance and/or minimization of direct and indirect impacts to special-status species and sensitive habitats. These regulations require site-specific analysis where a project site contains potential habitat for special-status species including wetlands and riparian areas.

Based on the result of the site-specific analysis and where appropriate, federal and State agencies will require mitigation for project-level impacts. In compliance with existing laws and regulations, the Housing Element

In none of the tables of the Housing Element Update that summarize potential environmental effects was a determination made consistent with “the potential to result in significant impacts...” (statement above). Why wasn’t the determination option, “Less than Significant with Mitigation Incorporated” applied to a particular action, when in fact, mitigations will be needed? Example, from Table 21 of the Housing Element update- “Inventory of Vacant Land Available for Residential Development” a multiple-family housing density is assigned to a lot that has the following site constraints documented in the table: *Lot shape, creek corridor, creek setback, riparian habitat, flood zone*. In spite of these site constraints identified in the document, the Housing Element Update does not even acknowledge that mitigations would be needed related to the “Hydrology and Water Quality” element (webpage 88).

The need for mitigations is also supported in the Biological Resources Assessment (February 2023) for Taylor Way developments as well. The document states that recommendations to reduce potential direct and indirect adverse affects be included as a “condition of approval of the project”. Some examples:

- For direct and indirect impact to special-status bird species that could migrate into the study area or establish nest sites, species surveys should be done prior to any land disturbance, and appropriate mitigations applied.
- For potential indirect effects on water resources (streams and associated riparian habitats, riverine system) such as compromising surface water quality by sediment transport from disturbed soils or disturbed by release of hazardous materials as a result of construction.

These are examples of environmental effects that were assigned a “Less than Significant” determination in the Housing Element Update when they actually need mitigations incorporated to reduce negative impacts and should be documented as such.

Another environmental factor in the Housing Element Update relates to direct and indirect effects of the proposed housing element titled “Population and Housing” (see clip 4 below). This factor would apply to any future growth such as new homes and businesses, (including recreational development), specifically, cumulative effects of foreseeable future actions that may affect roads, traffic, and ingress/egress into and out of the town. The Housing Element states that this item is “Less Than Significant” but this is not substantiated nor has the Circulation Element of the General Plan been updated since 1986.

Related to the Housing Element’s Truck/Industrial Policy (webpage 113) and residential lot density it states:

Circulation Element - Truck/Industrial Policy: Policy 23. As long as the City uses the existing truck route, the City should consider minimizing potential densities for residential lots within one local street or one block of Greenwood Avenue.

Currently there is a multi-family development under construction within “one block”, west of Greenwood Avenue. This policy was not applied to this setting so that sheds doubt on whether other parcels on/proximal to Greenwood Avenue identified in the other vacant sites/underutilized sites Table 21 of the Draft Housing Element would be applied. Are these lots identified for multi-family developments?

I would ask that the Planning Commission and Planning Staff revisit these elements of the General Plan Housing Element and pause on the intent to adopt a negative declaration until the “less than significant” determinations (examples above) are better substantiated and/or changed to include text related to the need for mitigations (“mitigations incorporated”). I would also ask for a pause on adoption in light of residential, business... developments currently discussed by the City as such developments will have cumulative effects on the “Population and Housing” and the “Circulation” elements included in the document as well as other environmental elements (e.g. biological resources, hydrology, hazardous materials). Related is the need to update the Circulation Element of the General Plan to factor in an analysis that incorporates the proposed developments (residential etc) and zone changes.

Respectfully submitted,

Lisa D. Hoover

1. From the Housing Element Update: webpage 43. Summary of Environmental Factors

4. Environmental Factors Potentially Affected

This Project would potentially affect the environmental factors checked below, involving at least one impact that is "potentially Significant" or "less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural / Forestry Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Energy
<input type="checkbox"/> Geology / Soils	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials
<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services
<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation / Traffic	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Wildfire	<input type="checkbox"/> Mandatory Findings of Significance
<input checked="" type="checkbox"/> None		

DETERMINATION

On the basis of this Initial Study:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

From the Housing Element Update: webpage 63, Biological Resources

Less Than Significant
With Mitigation Incorporated

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
---------------------------------------	-------------------------------------	------------------

Biological Resources

Would the project:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. From the Housing Element Update: Webpage 129, summary of Mandatory Findings of Significance

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Mandatory Findings of Significance:				
a) Does the project have the potential to 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. From the Housing Element Update: Webpage 103, Summary of the Population and Housing Element

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Population and Housing				
Would the project result in:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Re: Draft Housing Element_chance to meet or converse

From Idiane <Idiane@sonic.net>

Date Thu 11/14/2024 5:41 PM

To Garry Rees <grees@shn-engr.com>

 1 attachment (462 KB)

Comments_Planning Commission Mtg_10_28_24_Housing Element.docx;

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Garry,

I just returned today having been out of the area since Monday.

Since I could not make your office hours on Wednesday I am wondering if you can respond to the following questions prior to Monday's Planning Commission Meeting on the 18th?

I've attached my written comment submitted for the last Planning Commission Meeting. I am assuming that you were also provided these comments. Below are questions from the submitted comments that I hope you can address:

Question 1. How can the determination of "less than significant" for all environmental factors (see Housing Element webpage 43) apply when both the Housing Element (pg. 58) and the Biological Resources Assessment of 2023 (for Taylor Way) address environmental concerns that need to be addressed?

From pg. 58 of the Housing Element: "*Future residential development may have the potential to result in **significant impacts** to species-status species and sensitive natural communities such as riparian habitat and federally protected wetlands.*"

From the Biological Resources Assessment (February 2023), the document states that recommendations to reduce potential direct and indirect adverse affects be included as a "*condition of approval of the project*". (Examples in the attached letter pertain to special-status bird species and water resources).

Question 2. Given that there is a need to address environmental impacts and mitigations, *why did neither the Biological Resources table (webpage 63) or the Mandatory Findings of Significance table (webpage 129) apply the "Less than Significant with Mitigations Incorporated"* determination?

Question 3. The Circulation Element (while out-dated) states under the Truck/Industrial Policy, Policy 23 (webpage 113): "*As long as the City uses the existing truck route, the City should consider **minimizing potential densities for residential lots** within one local street or one block of Greenwood Avenue*". Why wasn't this policy applied to the lots that are currently slated for a multi-family development proximal to Greenwood Avenue (west side)? Will this policy apply to other vacant sites (Table 21) proximal to Greenwood Avenue?

Question 4: While the City must plan for RHNA's 5th and 6th cycle which equates to 34 units, *why does the Housing Element update include 89 new units, 55 more than is needed to meet the 5th and 6th cycle?*

Garry, I do not see the data to support that the Housing Element Update will not have a significant effect on some environmental factors without mitigations, in fact, as pointed out above, I see the opposite. Other items that are inconsistent or lacking documented support pertain to the Circulation Element and the RHNA housing unit assignment.

Your response, your clarifications as needed, would be appreciated.

Lisa Hoover

On 2024-10-30 15:35, Garry Rees wrote:

Hi Lisa,

My next office hours at the City are on Wednesday, Nov. 13th. My office hours happen on the 2nd and 4th Wednesday of each month.

I don't believe there are any appointments scheduled yet for the 13th. If that day works for you, please call the front office at City Hall to get on the schedule.

Thanks.

Garry Rees, AICP

Principal Planner



Civil Engineering, Environmental Services,
Geosciences, Planning & Permitting, Surveying

www.shn-engr.com

812 W Wabash Ave, Eureka, CA 95501

(707) 441-8855

From: Idiane <Idiane@sonic.net>

Sent: Wednesday, October 30, 2024 2:29 PM

To: Garry Rees <grees@shn-engr.com>

Subject: Draft Housing Element_chance to meet or converse

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Garry,

Relative to the Planning Commission Meeting, there were questions that came up and I would like to go over some elements of my public comment with you (e.g. the likely need for mitigations for some of environmental factors, addressing cumulative effects versus the isolation of respective developments, the Greenwood Avenue item about minimizing density proximal to this avenue...).

Are there options to meet next Wednesday when I believe you are in Blue Lake?

Lisa H.

Attachment 3

Planning Commission Resolution No. 2-2024

RESOLUTION NO. 2-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE RECOMMENDING APPROVAL OF A DRAFT NEGATIVE DECLARATION AND AMENDMENT OF THE HOUSING ELEMENT OF THE BLUE LAKE GENERAL PLAN FOR THE 2019-2027 PLANNING CYCLE (6th Cycle)

WHEREAS, the Blue Lake Planning Commission has before it for consideration the project defined as amendment of the Housing Element of the Blue Lake General Plan by adoption of the Housing Element Update, February, 2024, a copy of which is attached hereto as Exhibit "A" and made a part hereof, to supersede the September, 2009, Housing Element Update, as amended; and

WHEREAS a draft negative declaration has been prepared with respect to said project pursuant to the California Environmental Quality Act (CEQA), and all notices have been given with respect to said negative declaration; and

WHEREAS, after due notice of hearing, a public hearing was held at the regular meeting of the Blue Lake Planning Commission on November 18, 2024, to consider the draft negative declaration and the said project; and

WHEREAS, at said public hearing, due consideration was given to the environmental effects of the said project and to all objections to said project, and the Planning Commission believes that the draft negative declaration should be approved, and the Housing Element of the Blue Lake General Plan should be amended as hereinafter set forth;

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

1. The Planning Commission finds on the basis of the draft negative declaration and any comments received by the Planning Commission that there is not substantial evidence that the project will have a significant effect on the environment and recommends approval of the said negative declaration.
2. Pursuant to Government Code Section 65354, the Blue Lake Planning Commission hereby recommends to the City Council the amendment of the Housing Element of the Blue Lake General Plan by adoption of the Housing Element Update, February, 2024 to supersede the September, 2009, Housing Element Update, as amended.
3. The reasons for this recommendation are set forth in the draft negative declaration, in the staff report, and in the minutes of the Planning Commission meetings of October 28, 2024 and November 18, 2024 (Public Hearing), copies of which shall be transmitted to the Blue Lake City Council.
4. The Secretary of the Planning Commission is authorized and directed to transmit this resolution to the City Council of the City of Blue Lake.

RESOLUTION NO. 2-2024


INTRODUCED, PASSED, AND ADOPTED this 18th day of November 2024, by the following vote:

AYES: Hogan, Cseh, ISSAC

NAYS: Ø

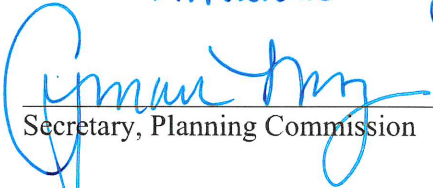
ABSENT: Pryor, Schang

ABSTAIN: Ø



Chairman, Planning Commission, - Elaine Hogan
City of Blue Lake

ATTEST: Amanda Mager



Secretary, Planning Commission

Exhibit "A" to Resolution No. 2-2024

City of Blue Lake Draft General Plan Housing Element Update for the 2019-2027 Planning Period (6th Cycle)

<https://bluelake.ca.gov/wp-content/uploads/2024/09/02012024-BlueLake-6thCycle-HousingElementUpdate.pdf>

Attachment 4

City Council Resolution No. 1235 (DRAFT)

RESOLUTION NO. 1235

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLUE LAKE,
CALIFORNIA, ADOPTING AMENDMENTS TO THE BLUE LAKE GENERAL PLAN
TO UPDATE AND IMPLEMENT THE HOUSING ELEMENT FOR THE 2019-2027
PLANNING CYCLE (6th Cycle)**

WHEREAS, the City of Blue Lake has been diligently working on an updated Housing Element for the 2019-2027 planning cycle (6th cycle) to identify and address the City's housing needs; and

WHEREAS, the Legislature adopted the Housing Crisis Act of 2019 (SB 330) which states that “[i]n 2018, California ranked 49th out of the 50 states in housing units per capita... California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years;” and

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2019-2027 to accommodate the City’s regional housing need allocation (RHNA) of 34 housing units, which includes 23 units for the 2019-2027 period (6th cycle) and a carryover of 11 units from the 2014-2019 period (5th cycle); and

WHEREAS, since May 31, 2022, the City has been in discussions with the State Department of Housing and Community Development on its draft Housing Element to ensure compliance with State law; and

WHEREAS, on August 29, 2022, the State Department of Housing and Community Development sent a letter to the City indicating that while the proposed amended Housing Element addresses many statutory requirements, additional revisions are necessary to substantially comply with State Housing Element Law; and

WHEREAS, the City worked diligently to address those comments and resubmitted revised Housing Elements to the State Department of Housing and Community Development on April 28, 2023 and August 28, 2023; and

WHEREAS, on September 20, 2023, the State Department of Housing and Community Development sent a letter to the City indicating that while the revised Housing Element meets the statutory requirements of State Housing Element Law, the revised Housing Element will be in substantial compliance upon the City completing the necessary rezoning proposed by Implementation Program HI-14 (Rezoning and By Right Procedures); and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 18, 2024, at which time it reviewed and provided its recommendations on the proposed Housing Element, as set forth in Planning Commission Resolution No. 2-2024, which Resolution was transmitted to the City Council; and

RESOLUTION NO. 1235

WHEREAS, the City Council held duly noticed Public Hearings on December 10, 2024, January 28, 2025, and March 25, 2025, at which it received presentations on the amendment to the Housing Element from the City Planner and received public testimony; and

WHEREAS, a town hall meeting was held on January 11, 2025, at which time the City Planner provided a further report to the community and answered questions from the public; and

WHEREAS, the City made revisions to the Housing Element in July 2025 including adjustments to the site inventory and related text and figures as well as other non-substantive revisions; and

WHEREAS, the revisions were reviewed by the State Department of Housing and Community Development on July 14, 2025 and it was determined that the revisions were minor adjustments and would not require further review by their Department prior to adoption by the City; and

WHEREAS, by way of this Resolution, the City Council desires to adopt the amendment to the Housing Element of the Blue Lake General Plan by adoption of the Housing Element Update, July, 2025, a copy of which is attached hereto and made a part hereof, to supersede the September, 2009, Housing Element Update, as amended; and

WHEREAS, the adoption of the above-referenced Housing Element Update is made with minor modification to the proposed Housing Element reviewed and favorably recommended by the Planning Commission; and

WHEREAS, a draft negative declaration has been prepared with respect to said project pursuant to the California Environmental Quality Act (CEQA), and all notices have been given with respect to said negative declaration; and

WHEREAS, after due notice of hearing, a public hearing was held at the regular meeting of the Blue Lake Planning Commission on November 18, 2024, to consider the draft negative declaration; and

WHEREAS, at said public hearing, due consideration was given to the environmental effects of the said project and to all objections to said project, and the Planning Commission believes that the draft negative declaration should be approved, and the proposed Housing Element should be adopted.

NOW, THEREFORE, that the City Council, based on the findings, supported by substantial evidence in the record, that:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. The City Council finds and determines that adoption of the Housing Element will not have a significant effect on the environment and that a Negative Declaration is

RESOLUTION NO. 1235

appropriate, has been prepared, and is hereby approved and adopted for that project. The City Planner is directed to file a Notice of Determination with the appropriate entities.

3. In accordance with state law, the City Council hereby finds as follows:
 - a. The Housing Element update is consistent with and reflective of the General Plan's goals, policies, and intent to encourage orderly growth and development in a manner that preserves the public's health, safety, and welfare because it addresses changes that have occurred in the City's housing needs by implementing the policies, procedures, and programs contained in the updated Housing Element.
 - b. As required by Government Code Section 65585(e), the City Council has considered the findings made by the Department of Housing and Community Development (HCD) included in the Department's letter to the City dated September 20, 2023, consistent with Government Code Section 65585(e), and the revised Housing Element attached hereto has been found by the Department to substantially comply with the requirements of State Housing Element Law as interpreted by HCD, upon the City adopting the Implementation Program HI-14 (Rezoning and By Right Procedures).
 - c. Upon implementation of Program HI-14 (Rezoning and By Right Procedures), the revised Housing Element substantially complies with State Housing Element Law, as provided in Government Code 65580 et seq. and contains all provisions required by State Housing Element Law.
4. The City Council of the City of Blue Lake hereby rescinds the current Housing Element adopted on September 22, 2009; and adopts a superseding Housing Element of the Blue Lake General Plan by adoption of the Housing Element Update, July, 2025, a copy of which is attached hereto and made a part hereof.
5. The City Planner is directed to transmit the adopted Housing Element to the California Department of Housing and Community Development for review pursuant to Government Code Section 65585(g). The City Planner, in consultation with the City Manager, is further directed and authorized to make all non-substantive changes to the Housing Element to make it internally consistent or to address any non-substantive changes or amendments requested by the Department to achieve certification.

INTRODUCED, PASSED, AND ADOPTED this 22nd day of July 2025, by the following vote:

AYES:

NAYS:

RESOLUTION NO. 1235

ABSENT:

ABSTAIN:

John Sawatzky, Mayor
City of Blue Lake

ATTEST:

City Clerk

Exhibit "A" to Resolution No. 1235

**City of Blue Lake General Plan Housing Element Update for the
2019-2027 Planning Period (6th Cycle)**

<https://bluelake.ca.gov/wp-content/uploads/2025/07/Housing-Element-Update-Rev-July-2025-Recent.pdf>