



RIO DELL CITY COUNCIL
VIRTUAL MEETING AGENDA
REGULAR MEETING - 6:30 P.M.
TUESDAY, NOVEMBER 3, 2020
CITY COUNCIL CHAMBERS
675 WILDWOOD AVENUE, RIO DELL

***WELCOME** - Copies of this agenda, staff reports and other material available to the City Council are available at the City Clerk's office in City Hall, 675 Wildwood Avenue and available on the City's website at cityofriodell.ca.gov. Your City Government welcomes your interest and hopes you will attend and participate in Rio Dell City Council meetings often.*

**SPECIAL PUBLIC HEALTH EMERGENCY ALTERATIONS TO MEETING FORMAT
CORONAVIRUS (COVID-19)**

Due to the unprecedented public health threats posed by COVID-19 and the resultant need for social distancing, changes to the City Council meeting format are required. Executive Order N-25-20 and N-29-20 from Governor Gavin Newsom allow for telephonic Council meetings of the City Council and waives in-person accessibility for Council meetings, provided that there are other means for the public to participate. Therefore, and effective immediately, and continuing only during the period in which state or local public health officials have imposed or recommended social distancing measures, the Rio Dell City Council will only be viewable via livestreaming through our partners at Access Humboldt via their YouTube channel or Suddenlink channels on Cable TV.

Public Comment by Email:

In balancing the health risks associated with COVID-19 and need to conduct government in an open and transparent manner, public comment on agenda items can be submitted via email at publiccomment@cityofriodell.ca.gov. Please note the agenda item the comment is directed to (example: Public Comments for items not on the agenda) and email no later than one hour prior to the start of the Council meeting. Your comments will be read out loud, for up to three minutes.

Meeting can be viewed on Access Humboldt's website at <https://www.accesshumboldt.net/>. Suddenlink Channels 10, 11 & 12 or Access Humboldt's YouTube Channel at <https://www.youtube.com/user/accesshumboldt>.

Zoom Public Comment:

When the Mayor announces the agenda item that you wish to comment on, call the conference line and turn off your TV or live stream. Please call the toll free number **1-888-475-4499**, enter Meeting **ID 987 154 0944** and press star (*) 9 on your phone – this will raise your hand. You will continue to hear the meeting on the call. When it is time for public comment on the item you wish to speak on, the Clerk will unmute your phone. You will hear a prompt that will indicate your phone is unmuted. Please state your name and begin your comment. You will have 3 minutes to comment.

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE
- D. CEREMONIAL MATTERS

- 1) 2020/1103.01 - Proclamation - The Great American Smokeout
- 2) 2020/1103.02 - Proclamation – National American Heritage Month

E. PUBLIC PRESENTATIONS

This time is for persons who wish to address the Council on any matter not on this agenda and over which the Council has jurisdiction. As such, a dialogue with the Council or staff is not intended. Items requiring Council action not listed on this agenda may be placed on the next regular agenda for consideration if the Council directs, unless a finding is made by at least 2/3rds of the Council that the item came up after the agenda was posted and is of an urgency nature requiring immediate action. Please limit comments to a maximum of 3 minutes.

F. CONSENT CALENDAR

The Consent Calendar adopting the printed recommended Council action will be enacted with one vote. The Mayor will first ask the staff, the public, and the Councilmembers if there is anyone who wishes to address any matter on the Consent Calendar. The matters removed from the Consent Calendar will be considered individually following action on the remaining consent calendar items.

- 1) 2020/1103.03 - Approve Minutes of the October 20, 2020 Regular Meeting **(ACTION)**
- 2) 2020/1103.04 - Authorize the Finance Director to sign and submit the City's Annual Transportation Development Act (TDA) Claim for FY 2020-21 **(ACTION)**

G. ITEMS REMOVED FROM THE CONSENT CALENDAR

H. REPORTS/STAFF COMMUNICATIONS

- 1) 2020/1103.05 - City Manager/Staff Update **(RECEIVE & FILE)**

I. SPECIAL PRESENTATIONS/STUDY SESSIONS

J. SPECIAL CALL ITEMS/COMMUNITY AFFAIRS

1) 2020/1103.06 - Receive and File the FY 2019-20 Annual Financial Report
(DISCUSSION/POSSIBLE ACTION)

2) 2002/1103.07 - Discussion on Joint Use Agreement for Davis Street Park
(DISCUSSION/POSSIBLE ACTION)

K. ORDINANCES/SPECIAL RESOLUTIONS/PUBLIC HEARINGS

1) 2020/1103.08 - Adopt Resolution No. 1467-2020 Approving the 2019-2027 Housing Element and direct staff to forward it to the Department of Housing and Community Development for Certification **(DISCUSSION/POSSIBLE ACTION)**

L. COUNCIL REPORTS/COMMUNICATIONS

M. ADJOURNMENT

*The next regular City Council meeting is scheduled for
Tuesday, November 17, 2020 at 6:30 p.m.*



*675 Wildwood Avenue
Rio Dell, CA 95562*

TO: Mayor and Members of the City Council
THROUGH: Kyle Knopp, City Manager
FROM: Karen Dunham, City Clerk
DATE: November 3, 2020
SUBJECT: Proclamation in Support of the Great American Smoke-Out

RECOMMENDATION

Read and present the Proclamation in recognition and support of the American Cancer Society's Great American Smoke-Out on November 19, 2020.

BACKGROUND AND DISCUSSION

Jay McCubbrey, PhD, Project Director of Tobacco-Free North Coast, **Michelle Postman**, Tobacco Education Network, and **Megan**, a high school student will be joining the meeting and would like to speak briefly on the subject (no more than three minutes in total).

ATTACHMENTS: Proclamation



In Recognition of
THE GREAT AMERICAN SMOKEOUT
November 19, 2020



WHEREAS, the American Cancer Society encourages all tobacco users to join the Great American Smokeout and quit tobacco for at least one day; and

WHEREAS, smoking remains the leading cause of preventable death in the United States; and

WHEREAS, tobacco companies are attempting to block the new statewide ban on flavored tobacco that was designed to prevent kids from getting addicted; and

WHEREAS, local surveys show our retail environment is filled with tobacco products - and even stores with pharmacies providing health care services can sell tobacco products, giving a mixed message that tobacco use is safe; and

WHEREAS, the predominance of tobacco products makes it easy for youth to start smoking and harder for smokers to quit; and

WHEREAS, there are many free resources to help adults and teenagers quit smoking and vaping; and

WHEREAS, on Thursday, November 19th there will be a free quit-kit giveaway at Eureka Natural Foods on Broadway from noon to 3 p.m.;

NOW, THEREFORE, BE IT PROCLAIMED on this 3rd day of November, 2020 that the City Council of the City of Rio Dell hereby recognizes and supports the American Cancer Society's GREAT AMERICAN SMOKEOUT, on Thursday, November 19, 2020, and encourages all residents who use tobacco products to consider that they do not have to stop smoking in one day. Just start with day one.

Debra Garnes, Mayor
City of Rio Dell



*675 Wildwood Avenue
Rio Dell, CA 95562*

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ATTACHMENTS: Proclamation

PROCLAMATION
In Recognition of
NATIONAL AMERICAN INDIAN HERITAGE MONTH

WHEREAS, the history and culture of our great nation have been significantly influenced by American Indians and indigenous peoples; and

WHEREAS, the contributions of American Indians have enhanced the freedom, prosperity, and greatness of America today; and

WHEREAS, the time has come to stop suppressing the memories of crimes committed against American Indians by the seizing and occupying of their land; and

WHEREAS, historic atrocities committed against the tribes living in Humboldt County are recently coming to light; and

WHEREAS, American Indian customs and traditions which were once repressed but are now respected and celebrated as part of a rich legacy throughout the United States; and

WHEREAS, Eureka was the first municipality in the United States to unconditionally return land to its original owners; and

WHEREAS, Native American Awareness Week began in 1976, was expanded by Congress and approved by President George Bush in August 1990, designating the month of November as National American Indian Heritage Month; and

WHEREAS, in honor of National American Indian Heritage Month community celebrations as well as cultural, artistic, educational, and historical activities have been planned throughout the nation.

NOW THEREFORE, BE IT PROCLAIMED on this 3rd day of November, 2020 that the City Council of the City of Rio Dell does hereby proclaim November as National American Indian Heritage Month in the City and urge all our citizens to observe this month with appropriate programs, ceremonies, and activities.

Debra Garnes, Mayor

**RIO DELL CITY COUNCIL
REGULAR MEETING MINUTES
OCTOBER 20, 2020**

The regular “virtual” meeting of the Rio Dell City Council was called to order at 6:30 p.m. by Mayor Garnes.

ROLL CALL: Present: Mayor Garnes, Councilmembers Johnson, Strahan and Wilson

Absent: Mayor Pro Tem Woodall (Excused)

Others Present: City Manager Knopp, Chief of Police Conner, Interim Finance Director Dillingham, Water/Roadways Superintendent Jensen, Wastewater Superintendent Taylor, and City Clerk Dunham

Absent: Community Development Director Caldwell

PUBLIC PRESENTATIONS

Mayor Garnes asked if there were any public comments. There were no public comments received.

CONSENT CALENDAR

Mayor Garnes asked if any councilmember, staff or member of the public, would like to remove any item from the consent calendar for separate discussion. She announced that if any items were removed, she would be changing the order of the agenda and moving to Item J (MOU between the City of Rio Dell and County of Humboldt) to accommodate the project engineer’s schedule.

Councilmember Strahan removed consent calendar Items 2 and 3 for separate discussion.

SPECIAL CALL ITEMS/COMMUNITY AFFAIRS

Authorize the City Manager to Execute an MOU between the City of Rio Dell and County of Humboldt Regarding the Monument Road Storm Damage Repair

City Manager Knopp provided a staff report and explained that during the winter storm events of February 2017, a slip out occurred on Monument Road along the City’s boundary and the County. A federal disaster was declared with the damage estimated to span 260 feet with one-half of the area located inside the boundaries of the City and the other half within the County’s jurisdiction. The City and County staff met with FEMA representatives and it was advised that the County take the lead on the project.

He referred to the agreement between the City and the County and the Project Cost

Description included with the staff report and noted that the local cost share for the City was estimated at \$96,362.60.

Tony Seghetti, project engineer from the County was present to provide additional information on the design of the project.

He began by stating that in 2017, the County had 300 projects whereas, the City of Rio Dell had zero projects so FEMA decided that the County should take the project on. He explained that FEMA reimburses the agency 75% of all eligible costs with California Office of Emergency Services (OES) reimbursing 75% of the remaining 25% making the local agencies responsible for 6.25% of all eligible costs. He said that they hired GHD Engineering to design a soldier pile wall to support the road with a total estimate of \$2 million. He noted that along with those costs are also consultant fees. He continued with review of the estimated costs including plans and specifications. With the engineer's estimated construction costs of \$2,032,143, 10% contingency of \$203,214, and construction management of \$508,035 it brought the total project cost to \$3,083,603. After FEMA and CalOES reimbursements, the remainder shared cost was \$192,725, or \$96,362 for each agency.

Tony noted that they also did a sensitivity analysis of the project costs. If the total project costs are over by 20%, each agency would have a share cost of \$116,100 and if the project costs are under by 20%, the share cost would \$73,912.

He explained that once the City approves the agreement, it will be presented to the County Board of Supervisors for approval and execution.

Councilmember Johnson asked if they had estimated the working day duration of the project.

Tony indicated that he didn't have the exact number of days projected but guessed it would take 45-60 days to complete the project.

Councilmember Johnson referred to the Probable Construction Costs Summary related to Item 24, *Ground Anchors* and asked if they had an estimated length of the 32 anchors.

Tony explained that the Geotech engineer would have some idea and said that the drilling contractor puts that together by looking at the boring and estimating the length of the anchors. They then proof test it and apply a load per the specifications. If they hold the load they accept them; if not they have to re-drill and re-grout them.

Councilmember Strahan referred to the Geotech report and asked if one Waler was enough to stabilize the bank.

Tony noted that GHD worked with the designer and structural engineer who are experts in designing these walls. They determined that one Waler was sufficient to resist the earth from movement.

Mayor Garnes asked if Monument Road would be closed through the entire duration of the project or if there would be limited hours for vehicle access.

Tony explained that there would be no full closure of Monument Road and that it would be open to one-way traffic with a traffic signal.

Mayor Garnes called for public comment on the project. No public comment was received.

Motion was made by Johnson/Strahan to authorize the City Manager to execute an MOU between the City of Rio Dell and County of Humboldt regarding the Monument Road Storm Damage Repair. Motion carried 4-0.

ITEMS REMOVED FROM THE CONSENT CALENDAR

Approve Resolution No. 1466-2020 for Year-End Budget Amendments

Councilmember Strahan asked for clarification on the first bulleted item in the staff report related to the transfer of salaries in the Police Department budget.

Interim Finance Director Dillingham explained that \$14,200 is being transferred from full-time salaries to part-time salaries from salary savings due to vacant positions.

Councilmember Wilson questioned the reason for the electricity costs in the Sewer Fund to exceed the budget by \$56,122.

Interim Finance Director Dillingham explained that the actual cost was \$158,000 and for the previous year, the actual costs were \$138,000. The actual amount budgeted was only \$101,000. The actual cost between last year and this year is around \$20,000 which is about 8%. She noted that she can't explain the reason for the previous budget because she wasn't here then and in budgeting for the 2020-21 year the estimate was low because she had a hard time comprehending that that the electricity costs for the sewer department would cost that much.

Councilmember Wilson pointed out that electricity costs in the sewer department for this year are budgeted at \$136,000 and if PG&E raises rates again, the account will be over budget even more. He asked if the budget should be amended now or wait until the end of the year and address it then.

Interim Finance Director Dillingham explained that staff could address the issue specifically

with the mid-year budget review and noted that staff would be presenting the 2019-2020 year-end report at the next meeting which would give the Council another opportunity to talk about how things look.

Receive and File Update on Graffiti Maintenance at School District Property (Davis St. Park)

Councilmember Strahan noted that this issue came up as a result of graffiti on a building located on School District property. She said that the City Manager's ending statement at the last meeting was that the City was not responsible for maintenance of that facility. She asked if the City was responsible for removing the recent graffiti.

City Manager Knopp clarified that the City did remove the graffiti. He said that in looking over the agreement with the school, it became clear that the document that has been circulated was only a draft document. The actual signed Joint Use Agreement dated February 8, 2007, was included with the staff report for Council review. He noted that the agreement was somewhat unclear but it does delineate ownership of facilities with certain fields, tennis courts, parking lots etc. belonging to the School District. The agreement requires the City to maintain the turf at the facility and requires the school to perform normal maintenance on school district facilities. The City does not own any part of the Davis Street Park or any facilities on school district property so ultimately the maintenance is the school district's responsibility. The City did however, include the Little League buildings in a graffiti abatement project while cleaning up graffiti on other City owned property.

Councilmember Strahan asked if the City Attorney had reviewed the agreement and said that it looks to her that the City received grants to build facilities on school district property but isn't willing to take care of those facilities.

City Manager Knopp agreed that it is a convoluted issue and if the City Council wants to delve further into it, staff can bring it back on a subsequent agenda.

Councilmember Strahan commented that the City needs to step up and take responsibility for the facilities they put on school district property.

Councilmember Wilson said that he was glad the City took care of the graffiti and said that the sooner it is removed the better it is for alleviating reoccurrence.

Motion was made by Johnson/Wilson to approve the consent calendar including approval of Minutes of the October 6, 2020 regular meeting, approval of Resolution No. 1466-2020 for Year-End Budget Amendments, to receive and file update on graffiti maintenance at school district property, and to receive and file the check register for September. Motion carried 4-0.

The consensus of the Council was that the Joint Use Agreement with the School District be agenized for further discussion at the November 3, 2020 regular meeting.

REPORTS/STAFF COMMUNICATIONS

City Manager/Staff Update

City Manager Knopp reviewed highlights of the staff update and began by formally recognizing Mayor Garnes for her appointment as President of the League of California Cities Redwood Empire Division. He said that staff was not aware of any previous City Councilmember serving as President and that it was an honor to have Mayor Garnes serve.

He reported that the median island landscaping was expected to be completed by the end of the month; staff was in discussion with the City Engineer on potential grant opportunities including a possible energy grant for City Hall; working on the Local Road Safety Plan process; and setting up work space for the new CSO Officer in the Police Department. He commented that the Police Department Staff Update was not included in the Council packet but was emailed to individual councilmembers after publication of the agenda packet.

Councilmember Strahan asked City Manager Knopp if he had a signed contract with a landscaper to compete the median landscaping.

City Manager Knopp clarified that the City entered into a contract with J & G Landscaping for the initial landscaping and was also working with a local group for long-term maintenance.

Councilmember Strahan referred to the City Clerk Update and asked about the building permit for the two manufactured homes with regard to water and sewer services.

City Clerk Dunham explained that water and sewer services are existing at 280 Belleview Ave. since the manufactured home is replacing an existing mobile home. City water and sewer services for the manufactured home on Bluff Place are available and the property owners will be connecting to both City water and sewer.

Councilmember Johnson congratulated Mayor Garnes for her appointment as President to the League of California Cities Redwood Empire Division and said that it was unprecedented for any Councilmember to step up and assume that responsibility.

Councilmember Wilson echoed Councilmember Johnson's comment regarding Mayor Garnes appointment and asked if the City had an ongoing contract for maintenance of the median.

City Manager Knopp explained that the contract with J & G Landscaping is to get the median back in shape then staff would be working with a local group for future maintenance at a lower more affordable cost.

Councilmember Wilson asked for an update on the use of the City Admin car by the Police Department.

City Manager Knopp said that there was delay with regard to the purchase of new police vehicles due to COVID estimating 6 months before delivery of those vehicles. He said with the addition of police officers and hours assigned and mechanical issues with the two SUV's, it seemed reasonable to reassign the admin car to the police department.

Chief of Police Conner added that one of the SUV patrol vehicles was in the shop for over a week and said that he is utilizing the admin car to drive back and forth to work which is much more economical than the police vehicle.

Councilmember Wilson pointed out that with all the Zoom meetings and social distancing measures in place there is a lot less travel for staff and Council. As such, it may be a good solution for the Chief to acquire the City admin car. He said that it might be a good idea once the new police vehicles are ordered to put in an order for the next vehicles to insure availability and avoid delays.

ORDINANCES/SPECIAL RESOLUTIONS/PUBLIC HEARINGS

Public Hearing – Unmet Transit Needs

City Manager Knopp provided a staff report and said that each year, the Humboldt County Association of Governments (HCAOG) is required to conduct a citizen participation process to identify any “unmet transit needs” within Humboldt County. In addition, HCAOG recommends each entity conduct a separate hearing to receive comments specific to their jurisdiction. Transportation Development Act (TDA) funds must be allocated first to unmet transit needs, which are found reasonable to meet before any remaining funds can be allocated for non-transit purposes such as for streets and roads.

The public hearing was opened to receive public comment related to unmet transit needs in the City of Rio Dell. No comments from the public were received.

Councilmember Strahan questioned the current number of bus stops recalling a total of four including two on Wildwood Ave., one at the corner of Rigby and Davis St. and the most recent one installed at the River Bluff Cottages.

City Manager Knopp noted that the bus stop at the River Bluff Cottages was a requirement of the project and said that there are also bus stops on the north and south onramps on Davis St.

Mayor Garnes provided locations for a total of six bus stops in the City.

Councilmember Strahan asked if the tenants at the River Bluff Cottages have been provided discount or free bus tickets so they can ride the bus and if not, if the City could ask for some sort of assistance perhaps even through the DHHS.

She also noted that at Davis St. and Rigby Ave. there are always people at the bus stop with bikes and said that she would like to make sure the buses have exterior bike racks so the bikes don't have to go on the bus.

Councilmember Wilson asked if the City had fulfilled all of the ADA requirements related to the path of travel from the library to the nearest bus stop.

City Manager Knopp said that the City fulfilled everything covered with the grant including making the sidewalk at City Hall to the bus stop ADA compliant. One area that has not been brought up to code is the sidewalk in front of Memorial Park noting that the sidewalk on that side of Wildwood Ave. is not strictly ADA compliant.

He added that the City has taken care of areas with available grant funds and will be looking at other opportunities for funding noting that this is not considered an unmet transit need.

Councilmember Strahan pointed out that the City brings in \$118,000 annually in TDA funds but it is anticipated that it will drop due to COVID-19. She expressed appreciation to the County for the allocation.

There being no further comments, the public hearing was closed.

Motion was made by Johnson/Wilson to direct staff to send a letter to Humboldt County Association of Governments (HCAOG) relaying the comments made during the public hearing regarding unmet transit needs. Motion carried 4-0.

COUNCIL REPORTS/COMMUNICATIONS

Councilmember Strahan commented that the Thursday scheduled meeting with Danco representatives regarding the River Bluff Cottages did not occur and said that she met Destiny, the new manager at the facility and is still very concerned about issues related to that facility. Her hope is that DHHS steps up and helps the tenants as there was supposed to be a collaborative effort in that regard. She expressed the need to follow through with a letter to the State expressing the City's concerns about the project.

She then referred to an article in the Lost Coast Outpost on October 16 regarding Measure B for Arcata and Measure I for the County related to low-income housing projects. She said in reading the article it appears that low-income housing projects can only be constructed with voter approval.

She said that she spoke to Angela Johnson, the Rio Dell School Superintendent today and said that she had spoken to Chief Conner about a Halloween Parade they were putting

together for the kids. She said they would be walking by City Hall and suggested the City put out a table in the parking lot and give out candy to the kids.

Mayor Garnes said she saw a great idea on Pinterest where someone put a tube down the railing of a porch then slid candy down from the top to maintain social distancing guidelines on Halloween.

Councilmember Wilson reported on his attendance at the Humboldt Waste Management Authority (HWMA) meeting and said they discussed the same issue with regard to CRV and said that there will be no buyback of CRV products in Humboldt County anytime soon. Aside from taking CRV to Crescent City, customers can still dispose of those items in their recycling bins, they just won't get paid for those items. He noted that the idea of the CRV buyback program was to stop the littering on highways.

He reported that he would be also attending a Redwood Coast Energy Authority (RCEA) meeting on Thursday.

ADJOURNMENT

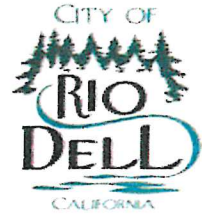
Motion was made by Johnson/Wilson to adjourn the meeting at 7:37 p.m. to the November 3, 2020 Regular meeting. Motion carried 3-0.

Debra Garnes, Mayor

Attest:

Karen Dunham, City Clerk

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532
(707) 764-5480 (fax)



DATE: November 3, 2020

TO: Mayor and Members of the City Council

FROM: Cheryl Dillingham, Interim Finance Director CD

THROUGH: Kyle Knopp, City Manager

SUBJECT: Transportation Development Claim for Fiscal Year 2020-21

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Authorize the Finance Director to sign and submit the City's annual Transportation Development Act (TDA) Claim for Fiscal Year (FY) 2020-21.

BACKGROUND AND DISCUSSION

Each year the City submits a request for approval of its annual transportation claim to the Humboldt County Association of Governments (HCAOG). The 2020-21 projected allocation is \$118,068 in comparison to last year's TDA claim of \$154,657. Proposed projects outlined in the City's 2020-21 financial plan include \$46,222 to be provided to Humboldt Transit Authority for share of costs for transit services within the City, \$6,500 to be provided to the Adult Day Health Care for transportation, and \$65,346 for ongoing street repair, maintenance, and construction within the City.

ATTACHMENTS

HCAOG Resolution
Claim Request
Annual Project and Financial Plan
Statement of Conformance



HUMBOLDT COUNTY ASSOCIATION OF GOVERNMENTS
Regional Transportation Planning Agency
Humboldt County Local Transportation Authority
Service Authority for Freeway Emergencies
611 I Street, Suite B
Eureka, CA 95501
(707) 444-8208
www.hcaog.net

RESOLUTION 20-07
RESOLUTION OF THE HUMBOLDT COUNTY ASSOCIATION OF
GOVERNMENTS APPROVING THE TRANSPORTATION DEVELOPMENT ACT
LOCAL TRANSPORTATION FUND FISCAL YEAR 2020-21 FINDINGS OF
APPORTIONMENT AND ALLOCATION

WHEREAS, the Humboldt County Association of Governments is the Regional Transportation Planning Agency for Humboldt County, and is responsible for the administration of the Transportation Development Act of 1971, as amended thereafter; and

WHEREAS, the Humboldt County Association of Governments has established rules and regulations, consistent with existing law, whereby there shall be a set-aside for pedestrian and bicycle allocations equivalent to 2% of the money remaining in the fund after allocations to higher purposes; and

WHEREAS, the Humboldt County Association of Governments did not make a finding for better use; and

WHEREAS, the County of Humboldt, and the Cities of Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Rio Dell and Trinidad are each required to file annual transportation claims for the funds which remain after necessary expenditures for administration, planning and the 2% set aside for pedestrian and bicycle uses from the Local Transportation Fund (LTF) of Humboldt County, in accordance with their populations, apportioned to them by the Humboldt County Association of Governments, pursuant to the Act; and

WHEREAS, it is the responsibility of the Humboldt County Association of Governments, under the provisions of the Act, to review the annual transportation claims and to make allocations of monies from the LTF; and

WHEREAS, the Auditor of Humboldt County is instructed to pay monies in the fund to the claimants pursuant to allocation instructions received from the Humboldt County Association of Governments; and

WHEREAS, the County Auditor issued an estimate of \$5,306,168 of revenues available for FY 2019-2020.

NOW, THEREFORE, BE IT RESOLVED that the Humboldt County Association of Governments shall make the following allocations based on population estimates determined by the California Department of Finance:

1. To the Humboldt County Association of Governments for TDA administration and for planning and programming in the amount of \$400,000, per Section 99233.1 and 99233.2.
2. To the Humboldt County Auditor Controller for TDA Administration in the amount of \$4,000, per Section 99243.
3. To be reserved by the Humboldt County Auditor's Office for future reimbursements to the Cities and County for pedestrian and bicycle facilities purposes for local agencies as programmed and claimed in the amount equal to 2% of remaining incoming funds estimated to be \$98,043 per Sections 99233.3 and 99234.
4. To the Cities and County in the amounts listed below, upon review of claims filed:

Jurisdiction	Dept. of Finance Population Projection	% of Total Population	FY 2020-21 Appropriation	Available Balance as of March 2020	Estimate of Available Funds for FY 2020-21
Arcata	18,078	13.36%	\$ 641,743	\$ 508,939	\$ 1,150,682
Blue Lake	1,243	0.92%	\$ 44,125	\$ -	\$ 44,125
Eureka	26,977	19.93%	\$ 957,644	\$ -	\$ 957,644
Ferndale	1,335	0.99%	\$ 47,391	\$ -	\$ 47,391
Fortuna	12,084	8.93%	\$ 428,964	\$ -	\$ 428,964
Rio Dell	3,326	2.46%	\$ 118,068	\$ -	\$ 118,068
Trinidad	360	0.27%	\$ 12,779	\$ -	\$ 12,779
Humboldt County	71,930	53.15%	\$ 2,553,411	\$ -	\$ 2,553,411
Total	135,333	100.00%	\$ 4,804,125	\$ 508,939	\$ 5,313,064

PASSED AND ADOPTED by the Humboldt County Association of Governments, in the City of Eureka, County of Humboldt, State of California, this 21st day of May 2020, by the following vote:

AYES: MEMBERS: *Fennell, Winkler, Johnson, Seaman, Jones, Smith, West, Strahan*

NOES: MEMBERS: *None*

ABSENT: MEMBERS: *None*

ABSTAIN: MEMBERS: *None*

Attest:



Christie Smith, HCAOG Executive Assistant



Estelle Fennell, HCAOG Chair

CLAIM REQUEST
Local Transportation Fund (LTF)

Claimant: City of Rio Dell
Address: 675 Wildwood Ave
Contact Person: Cheryl Dillingham
Title: Interim Finance Director
Phone: (707) 764-3532
E-mail: dillinghamc@cityofriodell.ca.gov

The City of Rio Dell hereby requests, in accordance with the Transportation Development Act (TDA) of 2017, Chapter 1400, and applicable rules and regulations, that the TDA claim be approved in the amount of \$ 118,068 for fiscal year 2020-21. These monies are to be drawn from the local transportation fund or the state transit assistant fund held at the County of Humboldt for the purposes and amounts shown in the attached "Annual Project and Financial Plan."

When approved, the claim will be submitted to the County Auditor of the County of Humboldt for payment. Approval of the claim and payment by the County Auditor to this applicant is subject to such monies being on hand and available for distribution, and to the provisions that such monies will be used only in accordance with the terms of the approved annual financial plan.

Authorized representative of claimant:

By: Cheryl Dillingham
(print name)

Title: Interim Finance Director

Signature: _____ Submittal date: 11/3/2020

APPROVED:

By: _____ Date: _____
Marcella Clem
Executive Director, Humboldt County Association of Governments

ANNUAL PROJECT AND FINANCIAL PLAN

Local Transportation Fund (LTF)

Give each project a title and number in sequence, and briefly describe the transportation projects that your jurisdiction proposes. Indicate proposed expenditures for the ensuing fiscal year for all that apply:

- (i) public transportation operating and capital expenditures;
- (ii) construction of facilities for the exclusive use by pedestrians and bicyclists;
- (iii) construction of local streets and roads; and/or
- (iii) right-of-way acquisition.

Claimant: _____ Fiscal Year: _____

PROJECT (Project number, title, & brief description)	TDA - LTF \$ amount	PUC Article & Section	Local Fund Balance	Other	TOTAL
06-01 HTA/RTS Share of Cost	\$ 46,222	4-99260(a)	\$ -		\$ 46,222
06-02 HSRC Share of Cost	\$ 6,500	8-99400(c)	\$ -		\$ 6,500
06-03 Street Construction & Maintenance	\$ 65,346	8-99402	\$ -		\$ 65,346
	\$ -		\$ -		\$ -
	\$ -		\$ -		\$ -
	\$ -		\$ -		\$ -
	\$ -		\$ -		\$ -
	\$ -		\$ -		\$ -
	\$ -		\$ -		\$ -
	\$ -		\$ -		\$ -
TOTAL	\$ 118,068		\$ -		\$ 118,068

Attach a copy of transit revenues and expenditures for the last full fiscal year.

CITY OF RIO DELL
Revenues and Expenditures
6/30/2020

	<u>6/30/2019</u>	<u>FY 2018-19</u>	<u>6/30/2020</u>	<u>FY 2019-20</u>
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
<u>Revenue</u>				
4045 Tax - (HCAOG) Transportation - TDA	124,891.00	124,891.00	154,657.00	164,343.00
4310 Interest Income	727.00	0.00	521.00	0.00
4480 Insurance Premium Reimbursement	0.00	0.00	551.00	0.00
4920 Misc - Special Public Works	7.00	0.00	2.00	0.00
Total Revenue	<u>125,625.00</u>	<u>124,891.00</u>	<u>155,731.00</u>	<u>164,343.00</u>
<u>Expenditures</u>				
5000 Full Time Salaries	20,104.00	22,428.00	42,035.00	38,189.00
5026 Part Time Temporary Salaries	0.00	0.00	0.00	2,174.00
5030 Overtime Salaries	163.00	573.00	467.00	858.00
5035 Benefit - ICMA City 457	1,897.00	2,142.00	3,837.00	2,527.00
5040 Benefit - Health Insurance	6,549.00	5,240.00	11,930.00	12,970.00
5042 Benefit - Life Insurance	91.00	93.00	119.00	98.00
5044 Benefit - Dental/Vision Insur	739.00	700.00	1,360.00	874.00
5045 Worker Compensation Insurance	2,229.00	2,346.00	6,157.00	5,143.00
5050 FICA	1,620.00	1,708.00	3,462.00	2,225.00
5055 Unemployment Insurance	330.00	282.00	200.00	293.00
5056 Employment Training Tax	0.00	0.00	4.00	0.00
5060 Clothing Allowance	36.00	77.00	126.00	236.00
5069 Accrued Payroll Taxes Expense	-54.00	0.00	0.00	0.00
5080 Hiring Costs	5.00	0.00	12.00	0.00
5101 Office Supplies	7.00	202.00	2.00	188.00
5102 Operating Supplies	132.00	518.00	72.00	492.00
5103 Postage	4.00	58.00	0.00	55.00
5104 Printing - Forms	4.00	211.00	0.00	185.00
5105 Advertising	0.00	84.00	130.00	79.00
5106 Promotional	0.00	11.00	0.00	42.00
5107 Memorial Park Expense	10.00	22.00	0.00	33.00
5108 Streets	3,892.00	7,560.00	4,808.00	2,488.00
5109 Chemicals	0.00	2.00	0.00	2.00
5110 Accounting	154.00	320.00	43.00	320.00
5112 Legal	112.00	1,036.00	431.00	901.00
5115 Contract/Professional Services	51,032.00	51,092.00	51,860.00	52,159.00
5116 Bank Fees	0.00	12.00	0.00	12.00
5119 Safety Supplies & Equipment	62.00	341.00	133.00	327.00
5120 Cell Phones	292.00	57.00	458.00	284.00
5121 Telephone - Pager	177.00	727.00	179.00	691.00
5122 Travel and Training Expense	0.00	334.00	72.00	314.00
5123 Automobile - Transportation	81.00	233.00	97.00	207.00
5125 Publications - Books	0.00	7.00	0.00	7.00

CITY OF RIO DELL
Revenues and Expenditures
6/30/2020

	<u>6/30/2019</u>	<u>FY 2018-19</u>	<u>6/30/2020</u>	<u>FY 2019-20</u>
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
5126 Dues & Memberships	6.00	148.00	5.00	136.00
5127 License	0.00	4.00	0.00	0.00
5128 Employee Relations	0.00	3.00	0.00	2.00
5130 Rents - Leases	4.00	397.00	0.00	373.00
5131 Records Maintenance	2.00	47.00	2.00	46.00
5135 Maintenance - Repair	253.00	2,753.00	1,732.00	2,660.00
5136 Parks Maintenance - Repair	12.00	40.00	9.00	61.00
5138 Office Equipment	7.00	122.00	0.00	118.00
5139 Equipment	641.00	563.00	37.00	514.00
5141 General Liability Insurance	0.00	2,772.00	0.00	2,644.00
5143 Property Insurance	0.00	460.00	0.00	442.00
5144 Emp Practice Liab Insurance	0.00	180.00	0.00	173.00
5150 Electricity	7,578.00	10,346.00	15,755.00	14,495.00
5151 Natural Gas	26.00	59.00	27.00	55.00
5152 Water	1,086.00	3,057.00	4,132.00	2,923.00
5153 Sewer	2.00	6.00	1.00	5.00
5154 Garbage	82.00	0.00	109.00	0.00
5160 Elections	0.00	35.00	0.00	0.00
5162 Medical	0.00	25.00	0.00	24.00
5163 Property Tax Admin Fees	0.00	28.00	0.00	28.00
5164 Regulatory Fees	47.00	38.00	39.00	36.00
5166 LAFCO Fees	0.00	46.00	33.00	37.00
5171 Computer Software	0.00	65.00	165.00	60.00
5173 Computer Maintenance - Support	0.00	592.00	0.00	571.00
5174 Web Design Services	0.00	90.00	0.00	87.00
5212 Gas & Oil	375.00	1,837.00	241.00	1,755.00
5213 Vehicle Repair	186.00	756.00	298.00	720.00
5215 Public Works - Small Tools	31.00	331.00	87.00	885.00
5217 License	0.00	4.00	0.00	4.00
5227 Public Works - Equip. Repair	123.00	753.00	24.00	726.00
5229 Public Works - Equip. Rental	0.00	10.00	0.00	15.00
5514 Engineering	890.00	2,421.00	1,907.00	2,302.00
5520 Improvements	0.00	6.00	0.00	4.00
5900 RDFD and Library Water/Sewer	0.00	0.00	0.00	0.00
6100 Fixed Asset - Computer Hardware	90.00	400.00	0.00	0.00
6400 Fixed Asset - Vehicles	0.00	0.00	0.00	0.00
6500 Infrastructure -	0.00	0.00	14,562.00	22,200.00
Total Expenditures	<u><u>101,109.00</u></u>	<u><u>126,810.00</u></u>	<u><u>167,159.00</u></u>	<u><u>178,474.00</u></u>

STATEMENT OF CONFORMANCE

LTF

Claimant: City of Rio Dell

Fiscal Year of Claim: 2020-21

Certify all that apply.

- LOCAL TRANSPORTATION FUND (LTF) - TRANSIT CLAIM
- LTF funds are **not** being used for operating
- LTF FUNDS are being used for operating
- A total of \$ _____ STA funds will also be claimed for operating during this fiscal year.

**If funds are being used for Operating
please provide the following
information:**

*Provide information for the last
3 audited fiscal years.*

	Previous Fiscal year	Fiscal year	Fiscal year	Fiscal year
System Operating Costs				
System Revenues				
System Vehicle Service Hours				
System operating cost per revenue vehicle hour	\$ -	\$ -	\$ -	\$ -

- The claimant named above hereby certifies that this annual claim for local transportation funds in the amount of \$ 118,068 that is not being used for operating conforms with the requirements of Article 8, PUC Section 99400, of the Transportation Development Act of 1971, and applicable rules and regulations.

CERTIFIED BY CLAIMANT:

By: Cheryl Dillingham

Title: Interim Finance Director

Signature: _____

Date: 11/3/2020



Staff Highlights – 2020-11-03

City Council

City Manager

Developed and submitted grant application for energy resiliency at City Hall

Work on final phases of ATP project, contractor's final cleanup and sidewalk improvements on Davis

Discussions with Ad Hoc on Mural program

Billing for regional slurry seal project

Attended SCORE Board of Directors meeting

Met with River Bluff Cottages staff

Prep for discussion with Council on streets

Final setup for median island maintenance

City Clerk

Processed seven (7) Building Permits

207/209 Sequoia Ave. – 2 Sewer Laterals/ 3 Cleanouts

440 Dixie St. – 2 Sewer Cleanouts

250 Tolman Place – 100 Amp Service Panel Upgrade

780 Rigby Ave. – New Siding

441 First Ave. – Sewer Lateral/Cleanouts

211 Belleview Ave. – Sewer Lateral/Cleanouts

178 W. Center St. – Sewer Lateral/Cleanouts

Processed two (2) Business License Applications

Dominic Brice Skinner Interior Design – 215 Belleview Ave.

Well Done Gutters – 123 Ash St.

Misc.

Sent letter to Cottage Industry business operating without license



City Attorney

Human Resources, Risk & Training

Finance Department

Public Works Water

Power meter was installed at Water Control Building to monitor power usage for billing purposes.
(ONGONG)

Water leak on Walnut Dr

Water leak on Pacific and Kelly

Repaired water leak on Monument Rd

Work at Rio Dell Metropolitan Wells, Clean and Flush filters. Preparations to use.

Ground water monitoring (SHN and County) for Eel River Valley basin Groundwater Sampling Group

Read Water Meters

Replace bad ERTS from water meters.

Public Works Wastewater

Finishing up dryer repairs with O&M and BCR.

Sewer lateral inspections at: 441 and 449 1st Ave, 211 Belleview, 207 and 209 Sequoia Ave, 440 Dixie. By My estimation The City has tested approximately 10 % of the sewer laterals in the last three years.

Interviewed candidate for the utilities position.

Plant maintenance: Clean head works, Cleaned spoils pile, Repair pump in the contact basin, Cleaned grit screw conveyor.

Replace CL-17 in the contact basin for continuous Chlorine monitoring.

Second round of bench testing for Chloramines.

COVID-testing the influent at the wastewater plant.

Helped water department with a Water leak on Pacific

Meeting with GHD about the SSES: GIS mapping and Flow monitoring in the collection system.



Working with City hall on the 265 Ogle property: Sewer lateral.

Public Works Streets, Buildings and Grounds

Safety trainings

Reorganized work trucks and cleaned them out.

Rebuilt berm for waste water pond, and disposing of spoils pile.

Hot tapped new service at 590 Pacific Ave.

Cleaned offices and rearrange for desk space

Picked up brush pile on Orchard St

Mowed City Hall and Bluestar Park and Memorial Park

Mowed Gateway and South Islands

Cleaned out ditch by the Monument slide

Installed insulation foam to payment drop-off box at city hall for the wet weather.

Picked up trash and weeded around all the bus stops.

Weeded Belleview and Pacific field and Belleview to Wildwood.

Clear and Removed brush from alleyway behind Lety's and Proper Wellness.

Public Works City Engineer

Public Works Capital Projects

Police Department

Community Development Department

Regional Early Action Planning (REAP) webinar. Potential grant \$ for housing studies.

Roof Inspections 770 Wildwood Avenue



Roof Inspections 605 Rigby Avenue

Planning Commission Meeting

Prepare Staff report for Humboldt Highgrade

Prepare Staff Report for Andrew Bonow

Siding Inspection 103 Douglas

Electrical Inspection 250 Tolman

Roof Inspections 770 Wildwood Avenue

Rood Inspection 397 Pacific

Ad Hoc Mural Meeting

Tele-Conference w/EPA re: Grant opportunities 255 Wildwood Avenue

Amend Deferred Improvement Agreement and refer to City Attorney for review and approval.

Review Engineered Fire Systems comments and conditional approval for Huessler residence. Confirm with Randy size of supply line and meter.

Review EPA's Targeted Brownfield Assessment program. Reach out to Region 9 contact.

Eggel Solar/Back-up Generator Plan Check.

Prepare Housing Element Staff Report and Resolution.

Intergovernmental

Humboldt-Rio Dell Business Park



*Rio Dell City Hall
675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532
cityofriodell.ca.gov*

November 3, 2020

TO: Rio Dell City Council
THROUGH: Kyle Knopp, City Manager
FROM: Cheryl Dillingham, Interim Finance Director *CD*
SUBJECT: Fiscal Year 2019-20 Annual Financial Report

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Receive and file the Fiscal Year (FY) 2019-20 Annual Financial Report.

BACKGROUND AND DISCUSSION

The Finance Director provides reports on the budget to keep the Rio Dell City Council and the public informed on the status of the City's finances. The attached Annual Financial Report for FY 2019-20 summarizes budgeted versus actual amounts and describes any significant variances at the end of the fiscal year.

The attached report is for informational purposes and the audited Financial Statements, which should be completed in January 2020, will contain additional and more detailed information.

ATTACHMENTS

FY 2019-20 Annual Financial Report (Unaudited)

ANNUAL FINANCIAL REPORT

Year End FY 2019-20

This Annual Financial Report summarizes and analyzes the financial performance of the City for Fiscal Year (FY) 2019-20. The report describes the revenues received and expenditures incurred and explains any material differences between these values and the adjusted budget. It also presents the amount of the financial reserves at the end of the year. This report was prepared using final unaudited FY 2019-20 financial information as of June 30, 2020.

SUMMARY

Total City revenues were \$5,069,495 which exceeded total expenditures of \$3,867,803, resulting in an increase to reserves of \$1,201,692.

REVENUE AND EXPENDITURES BY FUND - TYPE

	REVENUE	EXPENSE	GAIN/(LOSS)
GENERAL FUND	1,525,933	1,324,562	201,371
ENTERPRISE FUNDS	2,643,788	1,978,987	664,801
SPECIAL REVENUE FUNDS	899,774	564,254	335,520
TOTAL	5,069,495	3,867,803	1,201,692

Revenues: The major funds of the City had revenues that were \$603,352 or 15% higher than estimated in the budget.

REVENUES BY FUND

	BUDGET	ACTUAL	OVER/(UNDER)
GENERAL FUND	1,159,772	1,525,933	366,161
STREETS	339,203	326,071	(13,132)
SLESF	143,000	161,980	18,980
BUILDING FUND	45,735	36,077	(9,658)
SEWER	1,213,894	1,351,868	137,974
WATER	1,188,893	1,291,920	103,027
TOTAL	4,090,497	4,693,849	603,352

Expenditures: The major funds shown in the following table ended the year under budget by \$834,942 or 17%.

EXPENDITURES BY FUND

	BUDGET	ACTUAL	OVER/(UNDER)
GENERAL FUND	1,630,080	1,324,562	(305,518)
STREETS	334,979	306,018	(28,961)
SLESF	155,877	141,524	(14,353)
BUILDING FUND	100,206	82,635	(17,571)
SEWER	1,361,456	1,173,766	(187,690)
WATER	1,086,070	805,221	(280,849)
TOTAL	4,668,668	3,833,726	(834,942)

Fund Balances: Overall total ending fund balances were \$7.68 million an increase of \$1.2 million. The table below shows the changes and fund balances by fund.

Fund Description	Fund #	Beginning Fund Balance 7/1/19	Change	Actual Ending Fund Balance 6/30/20
------------------	--------	-------------------------------	--------	------------------------------------

General Fund	000	1,949,047	201,371	2,150,418
Special Revenue Funds				
Economic Development	003	-	300,000	300,000
Admin Fund	005	12,692	2,227	14,919
Building Fund	008	98,771	(46,558)	52,213
Measure Z	037	(496)	496	-
CDBG RRLF Fund	039	137,035	36,631	173,666
Recycling Fund	074	24,600	5,359	29,959
Parks Fund	015	17,850	252	18,102
Realignment Grant Fund	046	3,486	49	3,535
SLESF Fund	040	70,740	20,456	91,196
Vehicle Abatement Fund	043	2,632	37	2,669
Solid Waste Fund	027	39,973	(3,482)	36,491
Spay & Neuter Fund	093	3,113	33	3,146
Gas Tax Fund (HUTA)	020	142,836	15,982	158,818
SB1 (RMRA) Fund	021	69,509	4,202	73,711
TDA Fund	024	69,728	(11,427)	58,301
RSTP Fund	026	14,314	11,351	25,665
Total Special Revenue Funds		706,783	335,608	1,042,391
Sewer Enterprise Fund				
Sewer Capital Fund	052	1,117,947	76,983	1,194,930
Sewer Debt Svc Fund	054	47,574	29,950	77,524
Sewer Restricted Reserve	054	302,822	-	302,822
Sewer Operations Fund	050	536,002	71,169	607,171
Total Sewer Enterprise Fund		2,004,345	178,102	2,182,447
Water Enterprise Fund				
Water Capital Fund	062	752,143	154,597	906,740
Water Metro Wells Fund	063	28,954	13,938	42,892
Water Dinsmore Zone	064	47,786	19,422	67,208
Water Restricted Reserve	061	109,839	26,161	136,000
Water Debt Svc Fund	061	165,159	45,163	210,322
Water Operations Fund	060	716,105	227,418	943,523
Total Water Enterprise Fund		1,819,986	486,699	2,306,685
Total All Funds		6,480,161	1,201,780	7,681,941

ANNUAL FINANCIAL REPORT

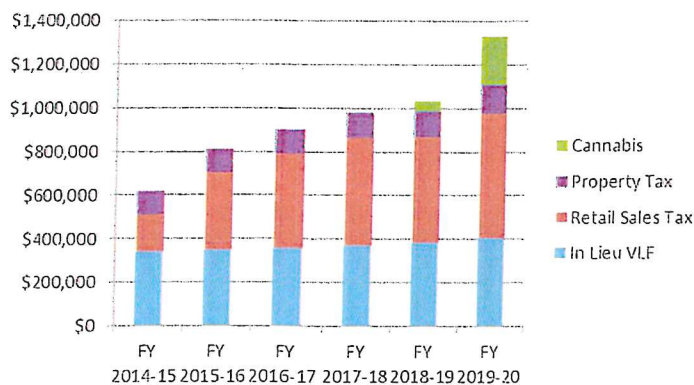
Year End FY 2019-20

GENERAL FUND

At the end of FY 2019-20 General Fund revenues were \$1.5 million, which was 31% above budgetary estimates. Actual General Fund expenditures were \$1.3 million, which was 19% below budgeted appropriations.

Revenues: The top four revenue sources in the General Fund are Property Tax In Lieu of Vehicle License Fees, Retail Sales Tax, Cannabis Tax and Property Tax. Actual amounts for these revenue sources were \$1,328,071 which was 28% more than the previous year.

General Fund Major Revenues



General Fund revenues were \$366,160 more than budgeted amounts. This was primarily due to Sales Tax and Cannabis revenues. Overall General Fund revenues were \$307,346 more than prior year actuals.

GENERAL FUND REVENUES	BUDGET	ACTUAL	VARIANCE
Property Tax In Lieu VLF	375,777	407,072	31,295
Local Sales Tax Measure U	265,000	330,795	65,795
Sales Tax	189,451	237,872	48,421
Property Tax	119,221	131,188	11,967
Franchise Fees	94,182	87,139	(7,043)
Cannabis	36,000	221,144	185,144
Interest	-	27,093	27,093
Transient Occupancy Tax	13,152	11,797	(1,355)
Other Revenues	66,990	71,833	4,843
TOTAL	1,159,773	1,525,933	366,160

Expenditures: General Fund expenditures were \$1,324,562 or \$305,515 less than budgeted. This was primarily due to capital projects not being completed and lower spending in the Police department.

GENERAL FUND EXPENDITURES	ADJUSTED BUDGET	ACTUAL	VARIANCE
City Council	15,539	10,265	5,274
City Manager	100,148	87,000	13,148
Finance	85,989	69,576	16,413
General Government	46,751	27,878	18,873
Planning	53,748	39,207	14,541
Police	682,058	600,503	81,555
Facilities and Grounds	36,844	36,843	1
Transfers	300,000	300,000	-
Capital Projects	309,000	114,179	194,821
COVID	-	39,111	(39,111)
TOTAL	1,630,077	1,324,562	305,515

Fund Balance: The General Fund ended the fiscal year with a fund balance of \$2,150,418. This was an increase of \$201,371 due to actual revenues exceeding expenditures. At the time of the FY 2020-21 budget development the year-end fund balance was projected to be \$1.73 million. The FY 2019-20 actual ending balance was \$417,148 more than estimated. This was primarily due to revenues being higher than estimated.

STREETS FUNDS

Revenues: Streets funds revenues were below budgeted amounts by \$13,132 or 4%. This was primarily due to the impacts of the pandemic on statewide fuel sales.

STREETS REVENUES	BUDGET	ACTUAL	VARIANCE
020 GAS TAX	94,614	87,548	(7,066)
021 SB1 RMRA	55,746	54,477	(1,269)
024 TDA	164,343	155,731	(8,612)
026 RSTP	24,500	28,315	3,815
TOTAL	339,203	326,071	(13,132)

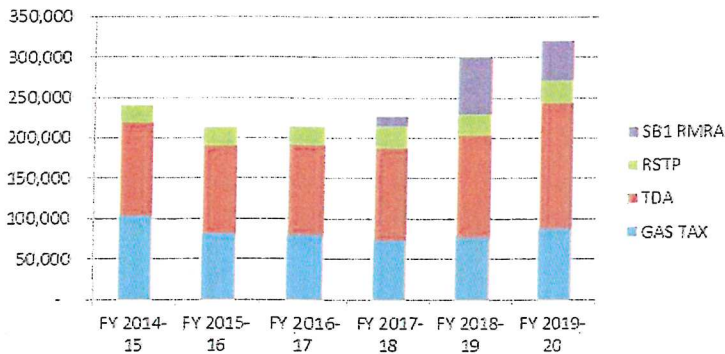
In 2017 Senate Bill (SB) 1, created the Road Maintenance and Rehabilitation Account (RMRA),

ANNUAL FINANCIAL REPORT

Year End FY 2019-20

increased taxes on fuel and vehicle registration and added annual inflationary adjustments to new and existing gas taxes. The SB1 RMRA revenues provide much needed additional funding for local streets and roads projects. The taxes are collected statewide and allocated to cities on a per capita basis.

Streets Revenues



Expenditures: Actual expenditures were 9% below budget in the Streets funds. This was primarily due capital projects not being finished.

STREETS EXPENDITURES	BUDGET	ACTUAL	VARIANCE
020 GAS TAX	77,640	71,621	6,019
021 SB1 RMRA	54,523	50,275	4,248
024 TDA	178,474	167,158	11,316
026 RSTP	24,342	16,964	7,378
TOTAL	334,979	306,018	28,961

Fund Balances: Total overall Streets fund reserves increased by \$20,053. At the time of the FY 2020-21 budget development the year-end balance was projected to be \$300,589. The FY 2019-20 actual ending balance was higher than estimated by \$15,906. This was primarily due to expenditures being lower than estimated.

STREETS FUND BALANCES	ESTIMATE	ACTUAL	VARIANCE
020 GAS TAX	159,810	158,818	(992)
021 SB1 RMRA	70,736	73,711	2,975
024 TDA	55,571	58,301	2,730
026 RSTP	14,472	25,665	11,193
TOTAL	300,589	316,495	15,906

ENTERPRISE FUNDS

SEWER FUNDS

Revenues: The Sewer funds total revenues were \$1,351,868. This amount was spread between Operations (66%), Capital (9%) and Debt Service (25%). The total amounts include all fees, charges, penalties and new connections for sewer service. Actual revenues were 11% more than estimated in the budget.

SEWER REVENUES	BUDGET	ACTUAL	VARIANCE
050 SEWER OPERATIONS	808,919	898,340	89,421
052 SEWER CAPITAL	102,076	120,644	18,568
054 SEWER DEBT SVC.	302,899	332,884	29,985
TOTAL	1,213,894	1,351,868	137,974

Expenditures: Total Sewer expenditures were \$1,173,766 which was \$187,690 or 14% less than budgeted. The variance was mainly due to lower spending on capital projects and salary savings.

SEWER FUND EXPENSES	BUDGET	ACTUAL	VARIANCE
050 SEWER OPERATIONS	941,357	827,171	114,186
052 SEWER CAPITAL	117,200	43,661	73,539
054 SEWER DEBT SVC.	302,899	302,934	(35)
TOTAL	1,361,456	1,173,766	187,690

Fund Balances: As shown below actual ending Sewer fund balances (excluding restricted reserves) were \$1,879,625. This was \$135,750 or 8% more than estimated at the time of the FY 2020-21 budget development. Most of this increase was due to higher revenues.

SEWER FUND BALANCES	ESTIMATE	ACTUAL	VARIANCE
050 SEWER OPERATIONS	531,478	607,171	75,693
052 SEWER CAPITAL	1,144,823	1,194,930	50,107
054 SEWER DEBT SVC.	67,574	77,524	9,950
TOTAL	1,743,875	1,879,625	135,750

ANNUAL FINANCIAL REPORT

Year End FY 2019-20

WATER FUNDS

Revenues: Total actual revenues for the Water funds were \$1,291,920 compared to budgeted amounts of \$1,188,893.

WATER REVENUES	BUDGET	ACTUAL	VARIANCE
060 WATER OPERATIONS	777,676	857,184	79,508
061 WATER DEBT SVC.	207,383	207,324	(59)
062 WATER CAPITAL	164,319	186,466	22,147
063 METRO WELLS	17,006	18,287	1,281
064 DINSMORE ZONE	22,509	22,659	150
TOTAL	1,188,893	1,291,920	103,027

Expenditures: Total Water expenditures were \$805,221 which was \$280,849 or 26% less than budgeted. The variance was primarily due to lower spending on salaries and benefits, services and supplies and capital projects.

WATER EXPENDITURES	BUDGET	ACTUAL	VARIANCE
060 WATER OPERATIONS	854,470	629,766	224,704
061 WATER DEBT SVC.	136,000	136,000	-
062 WATER CAPITAL	81,700	31,869	49,831
063 METRO WELLS	11,300	4,349	6,951
064 DINSMORE ZONE	2,600	3,237	(637)
TOTAL	1,086,070	805,221	280,849

Fund Balances: As shown below actual ending fund balances (excluding restricted reserves) were \$2,170,685. This was \$303,876 or 16% higher than estimated for the Water funds at the time of the FY 2020-21 budget development.

WATER FUND BALANCES	ESTIMATE	ACTUAL	VARIANCE
060 WATER OPERATIONS	709,311	943,523	234,212
061 WATER DEBT SVC.	210,381	210,322	(59)
062 WATER CAPITAL	844,762	906,740	61,978
063 METRO WELLS	34,660	42,892	8,232
064 DINSMORE ZONE	67,695	67,208	(487)
TOTAL	1,866,809	2,170,685	303,876

OTHER FUNDS

The following section is a summary of budgeted revenues and expenditures versus actual for other significant special revenue funds.

BUILDING FUND

The Building fund had budgeted revenues of \$45,735 and appropriations of \$100,206. No General Fund transfer was included in FY 2019-20 because the beginning fund balance was sufficient to cover budgeted expenditures. Actual revenues were less than estimated by \$9,658, primarily due to lower plan check fees. The ending fund balance in the Building fund was \$52,213. It is anticipated that the entire fund balance will be expended in FY 2020-21 on inspection services.

BUILDING FUND	BUDGET	ACTUAL	VARIANCE
REVENUES	45,735	36,077	(9,658)
EXPENDITURES	100,206	82,635	17,571
TOTAL	(54,471)	(46,558)	7,913

SLESF: The Supplemental Law Enforcement Services Fund (SLESF) can only be used to supplement law enforcement services and has mainly been used to cover salary and benefit costs for a police officer position. In FY 2019-20 the City received \$161,980 in revenues and expended \$141,524. The City of Rio Dell is entitled to receive the minimum grant of \$100,000 in recent years additional "growth" revenue has been received.

CDBG: In FY 2019-20 CDBG actual revenues were \$38,990 and expenditures were \$2,359 resulting in an increase to the fund balance of \$36,631 and an ending fund balance of \$173,666. These funds are available for eligible CDBG projects.



*Rio Dell City Hall
675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532
cityofriodell.ca.gov*

November 3, 2020

TO: Rio Dell City Council
FROM: Kyle Knopp, City Manager
SUBJECT: Discussion on Joint Use Agreement for Davis Street Park

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Provide direction to staff, if any.

BACKGROUND AND DISCUSSION

On October 20, 2020 the City Council discussed graffiti at the Davis Street Park and the “Joint Use Agreement” with the School District regarding the property. The Council requested the agreement be agendized for discussion. The background and discussion from October 20, 2020 is copied below.

It was noted by Councilmember Strahan that graffiti had appeared on a building located on School District property. The building has been used by the Little League for several decades. Councilmember Strahan stated that she believed the graffiti was the responsibility of the city to repair. It was requested by the Council that this matter be agendized for discussion.

The “Davis Street Park” is located on School District property. The City and School District first entered into a “Joint Powers Agreement” on October 10, 1984 to leverage funding from the California Parks and Recreation Facilities Act of 1984 to construct facilities on School District property for the prioritized use of the School District and with the approval of the School District. Staff believes this is when the Tennis Courts were constructed, but it is important to note that the Little League buildings predate the 1980’s. This Joint Powers Agreement was terminated due to the City’s inability to obtain insurance coverage required in the agreement.

On January 16, 2007 the Rio Dell City Council approved Resolution No. 952-2006 approving the creation of a “Joint Use Agreement” between the School District and City for the express purpose of leveraging “Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000” to rehabilitate the existing facilities located on School District property and owned by the School District.

On February 8, 2007 a Joint Use Agreement became effective after being signed by Mayor R.L. Leonard and by Sandy O'Donald, the President of the Board of Education. The agreement further clarified ownership of facilities with "certain fields, tennis courts, parking lots..." belonging to the School District. The document also refers to Exhibit A as demarcating District Facilities. The agreement requires the city to maintain the turf at the facility and enforce district rules (5. B, E, G) The agreement requires the District to perform normal maintenance on district facilities (6.F, G). Additional improvements made to the Davis Street Park require the consent of both the district and City and emergency repairs to "Additional Improvements" are agreed to be split between the City and District.

The Joint Use Agreement also refers to City Facilities, but does not specify what those facilities are. The City possesses no title to any part of the Davis Street Park or to any facilities contained therein. The structures that were vandalized are not explicitly mentioned in the agreement. The structures located in the park have been historically associated with the Little League and it is possible the District has a separate agreement related to those facilities. The Little League has not used the facilities for many years and they appear to have been functionally abandoned.

It does not appear that there is explicit language in the Joint Use Agreement that requires the City to abate graffiti on School District property, and there was no request from the School District to abate the graffiti. However, staff did recently include the Little League buildings in a graffiti abatement project while cleaning up graffiti on other City owned property.

///

JOINT USE AGREEMENT
THE RIO DELL SCHOOL DISTRICT AND THE CITY OF RIO DELL
COLLABORATIVE AGREEMENT FOR USE OF FACILITIES

THIS JOINT USE AGREEMENT HAS BEEN PRODUCED BY AND FOR THE RIO DELL SCHOOL DISTRICT AND THE CITY OF RIO DELL, AS A COLLABORATIVE EFFORT TO CREATE COMMUNITY AT ALL PUBLIC FACILITIES THROUGHOUT THE CITY OF RIO DELL.

THIS Joint Use Agreement ("AGREEMENT") is dated as of ^{February} January 8, 2007, by and between the Rio Dell Unified School District ("DISTRICT"), a public school district duly organized and existing under the laws of the State of California and the City of Rio Dell ("CITY"), a municipal corporation and public body.

RECITALS

WHEREAS, DISTRICT is the owner of real property and improvements thereon in the City of Rio Dell, including facilities, which are used by CITY for community recreational and educational purposes; and

WHEREAS, the CITY maintains and improves facilities as funding allows for community recreational and educational purposes; and

WHEREAS, the CITY and DISTRICT desire to enhance and community's use of facilities owned by the CITY and DISTRICT for community recreational and educational purposes; and

WHEREAS, this AGREEMENT is entered into pursuant to the provisions of Education Code Section 10900, et. Seq.

NOW, THEREFORE, for and in consideration of the collaborative agreements herein contained, the parties hereto agree as follows:

1. TERM AND COMMENCEMENT

This AGREEMENT will commence as of the date in which the latter of CITY and DISTRICT approve and execute this AGREEMENT, and will continue for a period of twenty (20) years, unless sooner terminated as provided for hereinafter in Section 11. This AGREEMENT may be renewed for successive five (5) year terms. Such renewal will be deemed automatic unless AGREEMENT is sooner terminated as provided for hereinafter in Section 11 or upon written notice of intent not to renew given to the other party at least one (1) year prior to the expiration of AGREEMENT.

2. FACILITIES COVERED

The term "DISTRICT FACILITIES" will be used for the purposes of this AGREEMENT to mean certain fields, tennis courts, parking lots located on Rio Dell School District property located at 95 Center Street in Rio Dell as identified in Exhibit A and incorporated into the AGREEMENT.

The term "CITY FACILITIES" will be used for the purposes of this AGREEMENT to mean facilities owned by the CITY which are suitable for use by DISTRICT for educational and recreation activities

The term "FACILITIES" will be used for the purposes of this AGREEMENT to mean DISTRICT FACILITIES and CITY FACILITIES.

3. PERMITTED USES OF FACILITIES

A. Subject to the terms of this AGREEMENT, DISTRICT will permit CITY to use DISTRICT FACILITIES without charge for COMMUNITY RECREATIONAL ACTIVITIES as long as such use does not conflict with the regular conduct of public school and school-related educational and recreational activities.

B. Subject to the terms of this AGREEMENT, CITY will permit DISTRICT to use CITY FACILITIES, without charge, for DISTRICT educational and recreational activities, as long as such use does not conflict with the regular conduct of park, recreation, and community service activities sponsored by CITY.

4. SCHEDULING USE OF FACILITIES

A. DISTRICT and CITY will develop a master schedule for joint use of FACILITIES. DISTRICT and CITY will schedule quarterly meetings unless alternate meeting times are mutually agreed upon. At these meetings both parties will review and evaluate the status and condition of jointly used FACILITIES, and to modify or confirm the upcoming quarter's schedule. CITY and/or DISTRICT will provide summary minutes of these quarterly meetings.

B. CITY will have the responsibility for scheduling all use of CITY FACILITIES.

C. The CITY will also have the responsibility for scheduling the use of DISTRICT FACILITIES for COMMUNITY RECREATIONAL ACTIVITIES during non-school hours beginning at 4:00 p.m., until dusk, Monday through Friday, and all day Saturday and Sunday, as long as such use does not conflict with the regular conduct of public school and school related educational and recreation activities.

D. Scheduling requests for CITY and DISTRICT FACILITIES will be submitted on the approved standard form.

CITY and DISTRICT will provide the other with a minimum of fifteen (15) calendar days notice when canceling approved FACILITIES use dates. If either the CITY or DISTRICT cancels any approved reservation, the canceling party will make a reasonable effort to provide an appropriate alternative reservation site and/or time.

E. Unless otherwise agreed to by site specific agreement, each party will maintain its own facilities, in a state of good repair, provide day-to-day maintenance, janitorial services including clean and stock restrooms throughout the day, structural repair, and replacement or repair of any major equipment.

5. OBLIGATION OF CITY

During the term of this AGREEMENT, CITY hereby covenants and agrees to the following:

A. Upon the expiration of the term of this AGREEMENT, or upon the sooner termination thereof, and when surrendered, CITY will leave FACILITIES in as good order and condition as FACILITIES were at the beginning of their term of this AGREEMENT.

B. With respect to DISTRICT FACILITIES utilized by CITY, CITY will maintain, or cause to be maintained, as identified in site-specific agreements, turf in playing areas.

C. DISTRICT will have the right to make emergency repairs to facilities and improvements on active use areas.

D. Any obligation for the custodial service necessary to keep CITY FACILITIES in a neat, orderly, and sanitary condition at all times during its use thereof under this AGREEMENT will be the CITY'S responsibility.

E. Allow no vehicles to enter upon DISTRICT FACILITIES except as may be necessary and authorized for the limited purposes of maintenance, operation, and delivery of goods and services or in designated public parking lots.

F. Appoint an employee with whom DISTRICT, or any other authorized agent of DISTRICT, may confer regarding the terms of this AGREEMENT.

G. Enforce all DISTRICT rules, regulations, and policies provided by the DISTRICT while directing community recreational and educational activities on DISTRICT FACILITIES.

H. Provide personnel necessary for the direction or supervision of activities sponsored by the CITY at DISTRICT FACILITIES.

I. Perform the normal maintenance of its own CITY FACILITIES as required under normal working conditions and fair wear and tear, unless otherwise addressed in a site-specific agreement.

J. CITY will hold user groups responsible for picking up trash and debris at school sites and parks and depositing it into the proper trash bins. Fields and adjoining areas affected by a user group's use must be picked up and cleared of all trash. CITY will encourage user group's to leave school and park areas immediately after games and practices safely and quietly, especially after late games insuring good neighbor practices in residential neighborhoods.

6. OBLIGATIONS OF DISTRICT

During the term of this AGREEMENT, DISTRICT hereby covenants and agrees to the following:

A. Appoint an employee with whom CITY, or any other authorized agent of the CITY, may confer regarding the terms of this AGREEMENT.

B. Enforce all CITY rules, regulations, and policies while directing community educational and recreational activities at CITY FACILITIES. The CITY will provide the DISTRICT with rules, regulations, and policies for each CITY FACILITY.

C. Provide personnel necessary for the direction or supervision of activities sponsored by the DISTRICT at CITY FACILITIES.

D. Notify the CITY when reconfiguring fields or parking lots, at least 30 days prior to doing such.

E. May provide and maintain additional toilet facilities at DISTRICT FACILITIES, if necessary, in conjunction with CITY activities. DISTRICT will approve and locate the type of toilet facilities being portable, mobile, temporary, or fixed. DISTRICT may require user groups to pay for the additional toilet facilities at DISTRICT FACILITIES.

F. Perform normal maintenance on DISTRICT FACILITIES as required under normal working conditions and fair wear and tear.

G. Any obligation for custodial services necessary to keep DISTRICT FACILITIES in a neat, orderly, and sanitary condition at all times during its use thereof under this AGREEMENT will be the DISTRICT'S responsibility.

7. ADDITIONAL IMPROVEMENTS

A. CITY/DISTRICT will obtain prior written consent of CITY/DISTRICT to make any alterations, additions, or improvements to FACILITIES. CITY/DISTRICT understand that any such alterations, additions, or improvements must comply with all state and local standards.

B. Any such alterations, additions, or improvements will be at the expense of the requesting party, unless otherwise agreed upon.

C. Each party may, for good cause, require the demolition or removal of any alterations, additions, or improvements at the expiration or termination of this AGREEMENT. "Good cause" includes reasons of health, safety, or the DISTRICT'S need for the FACILITY for educational purposes.

D. CITY/DISTRICT will have the right to make emergency repairs on any improvements made by the other and each party agrees to split the cost of such emergency repairs.

E. DISTRICT agrees to pay electrical, lighting, water, and other utility service costs associated with all alterations, additions, or improvements made by CITY upon DISTRICT FACILITIES, as identified in site-specific agreements when mutually beneficial to the DISTRICT.

F. If any alterations, additions, or improvements are destroyed by fire, war, earthquake, flood, storm, or other casualty beyond the control of the parties hereto, to such an extent which they cannot be restored to their previous condition within one hundred-twenty (120) days after the casualty, CITY will have the option to restore the structure or improvements to their condition as of the date of the casualty. In the event CITY does not elect to perform such restoration, CITY will remove all structures, improvements, and personal property from the site and return the site to its original condition, insofar as practical, unless otherwise mutually agreed. If site and improvements are destroyed by any of the causes enumerated above, and in the event they can be restored within one hundred-twenty (120) days after the casualty, CITY will restore them as soon as feasible. DISTRICT will do the same for alterations, additions, or improvements, which it has placed on CITY FACILITIES.

8. LIABILITIES AND INDEMNIFICATION

A. CITY is financially responsible for damages caused by CITY use of DISTRICT FACILITIES; DISTRICT is financially responsible for damages caused by DISTRICT use of CITY FACILITIES.

B. CITY will indemnify, defend, and hold harmless DISTRICT, its officers, agents, employees, representatives, and volunteers from damage to property and for injury to or death of any person and from all claims, demands, actions, liability, or damages of any

kind or nature arising out of or in connection with activities or programs sponsored by CITY at DISTRICT FACILITIES, except those which arise out of the sole negligence of DISTRICT.

C. DISTRICT will indemnify, defend, and hold harmless CITY, its officers, agents, employees, representatives, and volunteers from damage to property and for injury to or death of any person and from all claims, demands, actions, liability, or damages of any kind or nature arising out of or in connection with activities or programs sponsored by DISTRICT at CITY FACILITIES, except those which arise out of the sole negligence of CITY.

9. ASSIGNMENTS AND SUBLEASE

A. CITY may enter into agreements of use by permit with groups for recreational and educational purposes. Such agreements for use are subject to and deemed to incorporate by reference all provisions of this AGREEMENT.

B. CITY may charge a fair and responsible fee or accept in-kind services from permitted users to offset the costs associated with the use of DISTRICT FACILITIES. Any fees generated for the use of District Facilities in the City of Rio Dell shall be turned over to the School District for the on-going maintenance of those facilities unless maintenance responsibility is established as the City's and in such case those funds will be retained by the City for on-going maintenance costs.

C. Neither CITY nor DISTRICT may assign or transfer this AGREEMENT, or any part thereof, without the written consent of the other party.

10. NOTICES

A. All notices, statements, demands, requests, consents, approvals, authorizations, appointments, or designations hereunder by either party to the other will be in writing and will be deemed given and served upon the other party, if delivered personally or three (3) days after depositing in the United States mail, postage prepaid, addressed to:

If to CITY:

City of Rio Dell
675 Wildwood Avenue
Rio Dell, CA 95562

Attention: City Manager

If to DISTRICT:

Rio Dell School District
95 Center Street
Rio Dell, CA 95562

Attention: Superintendent

11. TERMINATION

A. This AGREEMENT may be terminated only by mutual consent of both parties or with cause, at any time during the term hereof by either party of this AGREEMENT upon two (2) years written notice to the other party.

12. SEVERABILITY AND APPLICABLE LAW

Whenever possible, each provision of this AGREEMENT will be interpreted in such a manner as to be effective and valid under applicable law, but if any provision of this AGREEMENT will be invalid under the applicable law, such provision will be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision, or the remaining provisions of this AGREEMENT. This AGREEMENT has been made and entered into in the State of California and the laws of said State will govern the validity and interpretation hereof and the performance hereunder by the parties herein.

Every provision of law and clause required by law to be inserted in this Contract shall be deemed to be inserted, and this Contract shall be read as enforced as though it were included, as if through mistake or otherwise any provision is not inserted or is not correctly inserted, upon application of either party the contract shall be amended to make the insertion or correction.

13. AGREEMENT

This AGREEMENT sets forth the entire AGREEMENT between the parties with respect to the facilities listed in Exhibit "A". Both parties must in the form of a written amendment agree to any modifications.

14. WAIVER

The failure of CITY or DISTRICT to insist upon strict performance of any of the terms, conditions, or covenants in this AGREEMENT will not be deemed a waiver of any right or remedy which CITY or DISTRICT may have and will not be deemed a waiver of any right or remedy for a subsequent breach or default of the terms, conditions, or covenants herein contained.

15. BINDING EFFECT

This AGREEMENT and all the terms, covenants, conditions, and agreements herein contained will be binding upon and inure to the benefit of the parties hereto and their respective successors.

IN WITNESS WHEREOF, this AGREEMENT has been duly approved by both DISTRICT and CITY.

DISTRICT:

CITY:

Rio Dell School District

City of Rio Dell

By: Jamdy O'Donell
(Insert typed name)
President, Board of Education

By: R. L. Leonard
(Insert typed name)
Mayor R. L. Leonard

Dated: 2-8-07

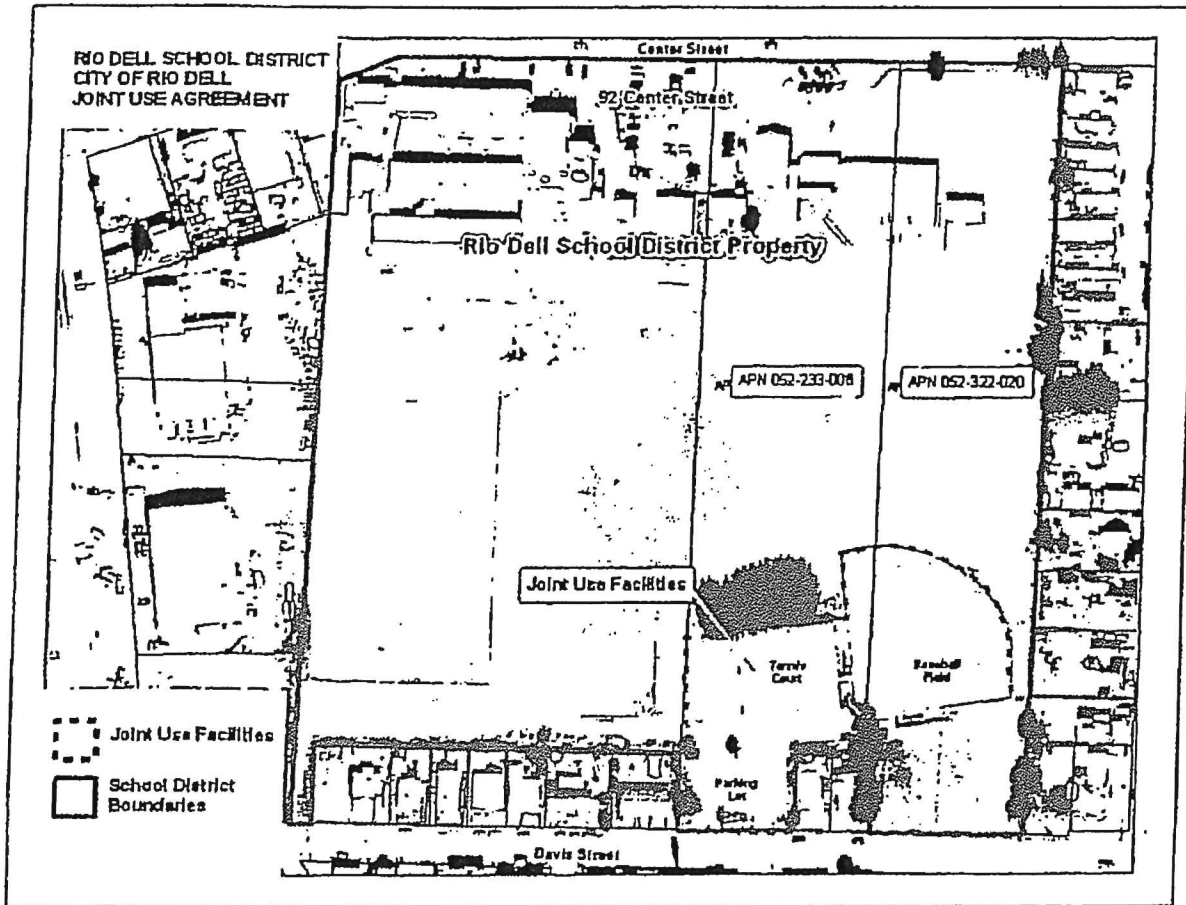
Dated: 1/29/07

EXHIBIT "A"

FACILITIES that require a third party lease interest or sites with special provisions must be identified as such and are included in this AGREEMENT listed in Exhibit "A".

FACILITIES

The Specified facilities are commonly known as the "tennis courts", "baseball fields", "parking lot", and "landscaping" located on the southern portion of Rio Dell School District property located at 95 Center Street in Rio Dell and is comprised of Assessor's Parcel's 052-322-020-000, and 052-233-008-000.





675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



For Meeting of: November 3, 2020
 Consent Item; Public Hearing Item

To: City Council

From: Kevin Caldwell, Community Development Director 

Through: Kyle Knopp, City Manager 

Date: October 26, 2020

Subject: 2019-2027 Housing Element

Recommendation:

That the City Council:

1. Receive staff's report;
2. Open the public hearing, receive public input and deliberate;
3. Close the public hearing;
4. Adopt Resolution No. 1467-2020 (Attachment 1) approving the Housing Element and direct staff to forward it to the Department of Housing and Community Development for certification.

Background

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan" (also required by the state). General plans serve as the local government's "blueprint" for how the city and/or county will grow and develop and include seven elements: land use, transportation, conservation, noise, open space, safety, and housing. The law mandating that housing be included as an element of each jurisdiction's general plan is known as "housing-element law."

California's housing-element law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development. As a result, housing policy in California rests largely on the effective implementation of local general plans and, in particular, local housing elements.

The proposed Housing Element represents a revision of the Housing Element of the General Plan, adopted in 2011. This Housing Element revision is being prepared to meet State legislative provision as described in Section 65588 of the Government Code and to address issues required by a substantial number of new and amended Government Code provisions passed since the adoption of the former Housing Element. The revision of the Housing Element is also required to achieve consistency with the City's General Plan. Lastly, the Element is being revised to address a variety of local housing issues currently facing the City. For example, measures in the General Plan seek to encourage homeownership, infrastructure upgrades to support housing, and greater private investment in the community by supporting revitalization of the Town Center area.

Discussion

As the Council is aware the City has been working on the Housing Element for some time. The Planning Commission held Workshops in March, May and August of last year to discuss the mandatory elements and to solicit and encourage public participation. In addition, the City conducted a Housing Survey to get input from the community. There are four major components of the Housing Element:

- ❖ **Housing Needs Assessment**
- ❖ **Evaluation of Constraints to Housing**
- ❖ **Identification of Potential Housing Sites**
- ❖ **Program Strategy to Address Needs**

The Department of Housing and Community Development (HCD) provided funding to help complete the Housing Element. PlaceWorks was retained by HCD to complete the Housing

Element for the City. A copy of the Housing Element is included as **Attachment 2** and was previously provided to your Commission.

HCD has reviewed and approved the Draft Housing Element. A copy of HCD's approval letter is included as **Attachment 3**. As noted in HCD's letter this cycle's Housing Element is subject to a four-year revision because the City did not meet the statutory timeframe deadlines of adopting two consecutive updates. Therefore, the City is obligated to update this Housing Element before August 31, 2023.

The Planning Commission reviewed and approved the Housing Element at their meeting of October 13th. The Commission discussed the City's Regional Housing Needs Allocation (RHNA) requirement for the capacity of 82 housing units during the planning period. As part of RHNA, the California Department of Housing and Community Development, or HCD, determines the total number of new homes the City needs to provide for—and how affordable those homes need to be—in order to meet the housing needs of people at all income levels.

Table 28 on page 53 of the Housing Element identifies the City of Rio Dell's RHNA to the site inventory capacity. Based on the River Bluff Cottages, and the current sites capacity, the City has a surplus of 61 units available to lower-income households (including extremely low-, very low-, and low-), 25 units available to moderate-income households. The River Bluff Cottages provided 25 of the 32 units identified for the extremely low-, very low-, and low housing needs. The City's biggest need at this time is for 13 moderate and 36 above moderate-income houses.

The Planning Commission also discussed the Community Development Block Grant's (CDBG) First Time Homebuyer Program and the possibility of offering the program to City residents. That program is identified in the Action Plan and requires the City to look into CDBG's program and hopefully offer it to City residents. Essentially, under the program the City will loan a qualified (low to moderate income) first time home buyer gap financing funded with CDBG money to help a person qualify for home purchase. The loan is in the second position and is deferred for the life of the first loan or until the home owner sells the house.

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 meets housing element requirements for these and other funding sources.

CEQA

The City prepared a Negative Declaration of environmental impact and circulated it through the State Clearinghouse (#2019069048) of the Office of Planning and Research. The review period was from June 12, 2019 through July 10, 2019. A copy is included as **Attachment 4**. Only one

comment was made from the Native American Heritage Commission (NAHC) reminding staff to refer the document directly to the local Wiyot Tribal Preservation Officer. The document was referred and no comments were received.

Attachment 1: Resolution No. 1467-2020 approving the Housing Element subject to Certification by Department of Housing and Community Development.

Attachment 2: 2019-2027 Housing Element.

Attachment 3: A copy of HCD's approval letter.

Attachment 4: CEQA Negative Declaration of Environmental Impact.

RESOLUTION NO. 1467-2020



**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIO DELL
APPROVING AND ADOPTING THE 2019-2027 HOUSING ELEMENT AND
FORWARDING IT TO THE DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT FOR CERTIFICATION.**

WHEREAS since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California’s local governments meet this requirement by adopting housing plans as part of their “general plan” (also required by the state).; and

WHEREAS California’s housing-element law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development; and

WHEREAS housing policy in California rests largely on the effective implementation of local general plans and, in particular, local housing elements; and

WHEREAS the proposed Housing Element represents a revision of the Housing Element of the General Plan, adopted in 2011; and

WHEREAS this Housing Element revision is being prepared to meet State legislative provision as described in Section 65588 of the Government Code and to address issues required by a substantial number of new and amended Government Code provisions passed since the adoption of the former Housing Element; and

WHEREAS the Planning Commission held Workshops in March, May and August of last year to discuss the mandatory elements and to solicit and encourage public participation; and

WHEREAS the Department of Housing and Community Development (HCD) has reviewed and approved the Draft Housing Element; and

WHEREAS the City prepared a Negative Declaration of environmental impact and circulated it through the State Clearinghouse (#2019069048) of the Office of Planning and Research; and

WHEREAS only one comment was made from the Native American Heritage Commission (NAHC) reminding staff to refer the document directly to the local Wiyot Tribal Preservation Officer. The document was referred and no comments were received.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rio Dell that:

Section 1 Findings and Determinations

1. the City Council finds the above recitals to be true and correct and part of the public record; and
2. The City Council finds that the Draft Housing Element is consistent with the General Plan and that said adoption of the Draft Housing Element constitutes the first amendment of the City of Rio Dell's General Plan in calendar year 2020 and is hereby adopted pursuant to Government Code 65580 *et seq.*; and
3. The City Council finds that the Initial Study has determined that there will be no significant environmental impacts that will result from the adoption of the Draft Housing Element; and
4. The City Council finds, based upon the whole record, there is no substantial evidence that the project will have a significant effect on the environment. The Negative Declaration reflects the City's independent judgement and analysis, and the Negative Declaration is adopted; and
5. The City Council finds that after the required review by the State Department of Housing and Community Development (HCD) the HCD has transmitted a letter to the City dated October 7, 2020 indicating that upon adoption of the Draft Housing Element and submittal back to HCD that the adopted Housing Element will comply with State Housing Element law (Government Code Section 65585(g)).

Section 2 Filing with HCD

The City of Rio Dell's Community Development Department is directed upon adoption, to transmit the adopted Housing Element to the California Department of Housing and Community Development (HCD).

Section 3 Effective Date

This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the forgoing Resolution was PASSED and ADOPTED at a regular meeting of the City Council of the City of Rio Dell on November 3, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Debra Garnes, Mayor

ATTEST:

I, Karen Dunham, City Clerk for the City of Rio Dell, State of California, hereby certify the above and foregoing to be a full, true and correct copy of Resolution No. 1467-2020 adopted by the City Council of the City of Rio Dell on November 3, 2020.

Karen Dunham, City Clerk, City of Rio Dell

CITY OF RIO DELL

2019-2027 HOUSING ELEMENT



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INTRODUCTION

The Housing Element identifies existing and projected housing needs and establishes goals, policies, standards, and implementation measures for the preservation, improvement, and development of housing in the City of Rio Dell (City). It meets detailed requirements of state Housing Element law, including requirements for a residential land inventory sufficient to meet the City's share of the state-prescribed regional housing need. The Housing Element is the component of the City's General Plan that provides an eight-year vision for housing.

The California housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. This document presents an effective housing element that discusses the necessary conditions for preserving and producing an adequate supply of affordable housing. Among other things, the housing element provides an inventory of land adequately zoned or planned to be zoned for housing, certainty in permit processing procedures, and a commitment to assist in housing development through regulatory concessions and incentives.

The California state legislature has identified the attainment of a decent home and suitable living environment for every resident as the state's major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive general plan. Section 65302(c) of the Government Code sets forth the specific components to be contained in a community's housing element.

The primary purpose of a housing element is to:

- Preserve and improve housing and neighborhoods,
- Provide adequate housing sites,
- Assist in the provision of affordable housing,
- Remove governmental constraints to housing investment, and
- Promote fair and equal housing opportunities.

This Housing Element consists of the following sections:

1. Housing Goals, Policies, and Programs
2. Review of the Previous Housing Element Programs
3. Housing Needs Assessment
4. Housing Resources
5. Housing Constraints
6. Quantified Objectives

DATA SOURCES

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

The US Census, which is completed every 10 years, is an important source of information for the community profile. It provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. The Housing Needs Assessment herein reflects the 2012 to 2016 (data provided from the California Department of Housing and Community Development [HCD]) and 2014 to 2018 ACS data. It also incorporates 2012 to 2016 Comprehensive Housing Affordability Strategy (CHAS) from the US Department of Housing and Urban Development (HUD), which is based on data from ACS.

The California Department of Finance is another source of valuable data and is more current than the Census. Whenever possible, Department of Finance data and other local sources were used in the Housing Needs Assessment to provide the most current profile of the community.

PUBLIC PARTICIPATION

HCD requires that local governments make a diligent effort to achieve public participation from all economic segments of the community.

Throughout the Housing Element update process, the City made diligent efforts to reach all segments of the community. Public input on housing needs and strategies is critical to developing appropriate and effective City housing programs. The City elicited public participation through a public workshop about the housing element process, by performing a public survey, and by engaging community leaders through phone consultations.

The City hosted a public workshop to discuss the Housing Element process on August 27, 2019. At the workshop, staff also discussed recent updates to state housing law and reviewed existing and suggested housing policies.

Additionally, the City sent a survey to 1,300 households across Rio Dell in both April 2018 and March 2019. The survey received 58 responses, primarily from residents in the City. Three quarters of respondents were homeowners, and almost half were in two-person households. Respondents expressed significant concern about deferred maintenance and code violations across the City. The priority that was considered “very important” by most respondents (70 percent) was encouraging the rehabilitation of existing housing stock. Energy conservation and securing homeownership for at-risk homeowners were also identified as important priorities, with approximately 93 percent of respondents either rating these as “very important” or “somewhat important.”

In an effort to engage stakeholders in the process, the City’s consultant reached out to several organizations seeking input. The following individuals, organizations, and agencies provided feedback for the City on housing in Rio Dell:

- Fortuna Adventist Community Services on July 29, 2020
- Fortuna Senior Center on July 30, 2020
- Humboldt County Department of Health and Human Services on July 30, 2020
- Rio Dell-Scotia Chamber of Commerce on August 4, 2020
- Rio Dell Community Resource Center on August 4, 2020
- Housing Authority of Humboldt County on August 4, 2020
- Redwood Community Action Agency on August 7, 2020
- Eureka Housing Authority on August 10, 2020
- Pacific Coast Rentals & Realty on August 26, 2020

During these consultations, stakeholders reported that many low-income individuals in the City of Rio Dell have stable housing and there is an adequate supply of affordable housing. However, they noted that much of this housing is in dire need of rehabilitation and there is not sufficient variety in the type of housing, so while there are enough existing housing units, they do not necessarily meet demand. Additionally, low turnover in what existing rentals there are makes it challenging for new households to find available housing that meets their needs.

One of the most frequent concerns related to housing that stakeholders discussed was the lack of connectivity to services, especially for homeless, seniors, and disabled individuals, due to poor transportation infrastructure. Limitations on basic services, such as affordability and clean water were another frequently expressed concern. The individuals interviewed also discussed the need for rehabilitation and poor management of rental housing resulting in further neglect of the housing stock. Most stakeholders did not believe that fair-housing discrimination was an issue in Rio Dell, although one expressed concern with management of many rental housing units favoring individuals they knew personally. Investment in new housing, at all income levels and a variety of types, may address this concern. Additionally, several organizations reported a lack of senior and farmworker housing in Rio Dell.

While the physical condition of the housing stock presents a financial challenge, many stakeholders expressed many areas of opportunities for the future of housing in Rio Dell. They expressed that the land value in Rio Dell is lower than in surrounding areas, making housing development more feasible at all income levels. Additionally, they identified areas prime for further development, such as the Upper Eagle Prairie area, and expressed a need for a variety of housing types at both lower-income and upper-income limits. The City is not short on affordable housing and instead could benefit from the development of moderate to above moderate-income housing to create a wider range in available housing options. Three stakeholders also discussed the opportunities that could be presented by allowing accessory dwelling units (ADUs) and tiny homes on single- and multifamily lots.

The City of Rio Dell is uniquely placed such that its housing stock overall may benefit from the development of upper-income housing options to introduce more opportunities for public infrastructure investment and rehabilitation of existing structures. Inclusion of supportive housing for seniors and homeless or disabled individuals and allowing property owners to construct additional units on their properties would increase the variety of housing types and accessibility to housing for all residents.

PUBLIC HEARINGS

A public hearing was held on [PENDING] with the Planning Commission to recommend adoption of the Housing Element. A public hearing was held with the City Council on [PENDING] where the Housing Element was adopted.

GENERAL PLAN CONSISTENCY

The Housing Element is a component of the General Plan, which provides guiding policy for all growth and development within the community. The General Plan consists of eight chapters (referred to as elements) that address state-mandated planning: Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, and Environmental Justice.

State law requires consistency among chapters of the General Plan, stating that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” As such, goals and policies in the Housing Element should be interpreted and implemented consistent with the goals and policies of the rest of the General Plan. The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the city.

This Housing Element update is consistent with the General Plan because it relies on compatible data, programs, and policies, as well as the land use designations that are identified in the Land Use Element. The goals, objectives, and policies of the Housing Element have been reviewed for consistency with the goals, objectives, and policies of the 2015 Rio Dell General Plan.

The City will continue to ensure consistency between the Housing Element and other General Plan elements so that policies introduced in one element are consistent with other elements. At this time, the Housing Element does not propose significant changes to any other element of the General Plan. However, if over time it becomes apparent that changes to any element are needed for internal consistency, such changes will be proposed for consideration by the Planning Commission and City Council.

Per Assembly Bill (AB) 162 (Government Code Section 65302), the City will evaluate and amend as appropriate the Health & Safety and Parks, Recreation, & Open Space Elements of the General Plan to include analysis and policies regarding flood hazard and management information.

HOUSING GOALS, POLICIES, AND PROGRAMS

This section describes the City's housing goals, policies, and programs for the planning period 2019 through 2027. The City has identified several goals related to housing addressing the issues of housing production, rehabilitation, equal opportunity to housing, infrastructure needs, energy conservation, and information needs. The related policies have been developed as ways to achieve City housing goals. Goals, policies, and associated programs are consistent with the General Plan; consistency will be monitored on a project-by-project basis.

GOALS AND POLICIES

GOAL A: A variety of housing types to meet the needs of all economic segments of the community, including those with special housing requirements.

POLICIES:

- A-1. Encourage the development of available vacant and under-utilized residential and mixed-use parcels served by sewer and water for a range of housing types and densities consistent with the General Plan.
- A-2. Monitor market trends for residential land/housing and consider, where appropriate, changes in the City General Plan Land Use Element and Zoning to ensure a balance in residential uses and densities.
- A-3. Allow development of manufactured homes and mobile home parks in residential zones throughout the community in accordance with the requirements of California Government Code Sections 65852.3 and 65852.7 and where consistent with local regulations.
- A-4. Allow development of secondary residential units on existing residentially developed lots in accordance with Government Code Section 65852.2 requirements and where consistent with local regulations.
- A-5. Encourage a density bonus for developments containing at least 10 percent of the units set aside for lower-income households, or at least 5 percent of the units for extremely low, very low-income households, or 50 percent of the units for qualifying residents (i.e., seniors), as provided in Government Code Section 65915 and where consistent with local regulations. Allow additional concessions/incentives with increased affordable units (Government Code Section 65915) and where necessary to maintain economic feasibility of the lower-income units.
- A-6. This policy has been removed.
- A-7. Use state and federal Funding Assistance to the extent this assistance exists and are needed to develop affordable housing in Rio Dell.
- A-8. Pursue those housing finance programs that do not require Article 34 Referendum.
- A-9. Provide capacity for City staff to respond to, and apply for, federal and state loans and grants.

- A-10. Partner with local non-profit housing sponsors to make maximum use of Federal and State Programs for new housing construction and rehabilitation. The non-profit corporation is not intended to compete with the City or other current programs, but to complement these efforts.
- A-11. Assist developers in taking full advantage of state and federally funded programs, when feasible.
- A-12. Encourage mixed-use of commercial/residential development in the appropriate zones.
- A-13. Minimize housing construction in areas subject to hazards, such as flooding or geologic instability.
- A-14. Promote access in new housing development for persons with disabilities.
- A-15. Encourage rental housing developments to include a mixture of unit sizes and bedrooms, including a percentage of three-bedroom units to help accommodate larger households, where feasible.
- A-16. Promote multifamily housing that is in keeping with community design guidelines and that provides a sense of connection to the neighborhood.
- A-17. Preserve assisted housing reserved for lower-income households including assisted multifamily housing units at risk of being converted to market rate housing.
- A-18. Assist in affordable housing development that serves extremely low-, very low-, low-, and moderate-income households through financial and/or technical assistance.
- A-19. Support streamlining the permitting process for housing that serves extremely low, very low, low, and special needs populations.

GOAL B: To encourage the maintenance and continued improvement of the existing housing stock.

POLICIES:

- B-1. Encourage rehabilitation of private housing by discouraging demolition and encouraging rehabilitation through tax incentives.
- B-2. Make maximum use of federal and state funding program to continue the City’s current rehabilitation program for lower-income households.
- B-3. Require that minimum health and safety standards are maintained for housing in the City.
- B-4. Ensure that City code enforcement efforts are included in federal and state rehabilitation programs.
- B-5. Require abatement of unsafe structures after providing property owners reasonable opportunity to correct deficiencies.
- B-6. Encourage the use of rehabilitation program funds and grants to remove architectural barriers to housing for persons with disabilities as part of rehabilitation projects.

GOAL C: To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of race, color, religion, sex, marital status, familial status, national origin, ancestry, sexual orientation, or disability.

POLICIES:

- C-1. Support equal access to housing and promote the enforcement activities of the State Fair Employment and Housing Commission.
- C-2. Give special consideration in housing programs to the needs of special groups, including the disabled, large households, the elderly, households with low incomes, single-parent households, and the homeless.
- C-3. Maintain fair-housing complaint forms and information in both English and Spanish.
- C-4. Exempt the construction of ramps for disabled persons from zoning setback provisions where it is the only feasible design and provides a “reasonable accommodation” consistent with the Americans with Disabilities Act.

GOAL D: To assure the provision of adequate infrastructure and services to existing and planned housing throughout the community.

POLICIES:

- D-1. Seek federal and state funding to assist City efforts to remove constraints to housing related to inadequate infrastructure, including water, sewer, roads, and drainage facilities.
- D-2. Work with neighborhoods to identify and prioritize necessary upgrades to existing public facilities and infrastructure, and to obtain support for appropriate financing mechanisms.

GOAL E: To encourage energy efficiency in all new and existing housing and reduce greenhouse gas emissions.

POLICIES:

- E-1. Promote the use of energy conservation features in the design of all new residential structures, and those existing structures undergoing remodeling, room additions, and/or extensive renovation.
- E-2. Promote the use of weatherization programs for existing residential units.
- E-3. Ensure that the City’s Housing Element policies are in compliance with Senate Bill (SB) 375.
- E-4. Maintain and distribute current information about building insulation, energy-efficient appliances, lighting and heating; other conservation measures and materials; and home power alternatives, where consistent with local regulations.

GOAL F: To ensure that the City has accurate and current information on the housing stock and housing needs.

POLICIES:

F-1. Maintain the geographic information system (GIS) database for parcels within the City to provide an accurate inventory of the City's roads, utilities, and vacant land.

F-2. Require any future development projects that alter (add or reduce) housing supply to provide GIS data to update the City's GIS database.

PROGRAMS

(A-1) MIXED-USE DEVELOPMENT

The City will develop incentives to encourage the development of a mix of commercial and residential uses in the Town Center, Neighborhood Center and Community Commercial zones.

1. Research best practices regarding incentives to encourage mixed use developments. Incentives may include streamlining the permitting processes and/or fee waivers for mixed use developments.
2. Identify barriers to providing mixed- use developments in the City and work to eliminate the barriers.
3. Provide information and incentives to the private development community that encourages a mix of commercial and residential uses in appropriate zones.

Responsible Agency: City Staff or Consultant

Implementation Date: Research best practices and identify possible barriers by June 2021, annually reach out to developers

Funding Source: City Council Budget

(A-2) SB 35 APPLICATION PROCEDURE

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

Responsible Agency: City Staff or Consultant

Implementation Date: Develop a SB 35 streamlining approval process by January 2022, annually review.

Funding Source: General Fund

(A-3) SAFETY ELEMENT REVIEW

The City will review the City's Safety Element and ensure compliance with State law as described in Section 65302(g) of the California Government Code. This will include new requirements established by Senate Bill 379 and 1035 related to climate change, SB 99 related to evacuation routes, and others as appropriate.

Responsibility: City Staff or Consultant

Time Frame: Review by March 2021, revise as necessary by July 2021.

Funding Source: General Fund

(A-4) PERMIT STREAMLINING AND PRIORITY PROCESSING

Continually seek to improve development review and procedures to minimize the time required for review and project approval. This reduction in time will reduce the cost to developers and may increase housing production in the city. In addition, continue to give priority to affordable housing projects.

Responsible Agency: City Staff

Funding Source: General Fund

Implementation Date: Ongoing, as affordable projects are processed through the Community Development Department.

(B-1) HOUSING REHABILITATION

The City shall continue to apply for federal and state funds to fund the City's housing rehabilitation program to assist in the improvement of owner- and renter-occupied housing units in the City.

Responsible Agency: City staff

Implementation Date: Annually apply for funding as Notices of Funding Available (NOFAs) are released.

Funding Source: CDBG

Quantified Objective: The City will provide eight home rehabilitation loans over the planning period.

(B-2) ZONING AMENDMENTS

Amend the Zoning Ordinance to address the following:

- **Single Room Occupancy Units (SROs).** Define and allow with a use permit in the Town Center (TC) zoning district. In addition, prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of housing types affordable to extremely low-income households, such as SROs, multifamily units, and supportive housing.
- **Transitional and Supportive Housing.** Define supportive housing. Permit transitional and supportive housing as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure. In addition, supportive housing will be allowed as a permitted use, without discretionary review, in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses consistent with AB 2162.

- **Emergency Shelters.** To ensure sufficient capacity the City will amend the Zoning Ordinance to allow a portion of the school property that the City leases (APN 052-233-008) to permit an emergency shelter without discretionary review, or allow emergency shelters in the Town Center zoning designation without discretionary review.
- **Low Barrier Navigation Centers.** Define and allow low barrier navigation centers for the homeless per Government Code 65660-65668.
- **Residential Care Homes.** Amend the Zoning Ordinance to define and allow for residential care homes with six or fewer persons by right in all residential zones subject only to the same restrictions in that zone.
- **Definition of Family.** Update the definition of family to state the following. Family -- “one or more persons living together in a dwelling unit.”
- **Employee Housing.** Comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).
- **Density Bonus.** Comply with state density bonus law (Government Code Section 65915, as revised). Promote the density bonus through informational brochures which will be displayed at the City’s Community Development Division
- **Reasonable Accommodation.** Develop and formalize a process that a person with disabilities will need to go through to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the City and on the City’s website.

Responsible Agency: City Council, City Staff or Consultant

Time Frame: Amend the Zoning Ordinance by January 2022. Ongoing, as projects are processed through the Community Development Department. Amend the Zoning Ordinance within one year from adoption.

Funding Source: City of Rio Dell

(B-3) WATER & SEWER FACILITIES

Pursue federal and state funding for infrastructure improvements, primarily water and sewer lines and facilities, which currently act as constraints to the production of housing. The City will develop plans for the Rio Dell Water Infrastructure Improvement Project.

Responsible Agency: City staff or Consultant

Implementation Date: Ongoing, Develop Rio Dell Water Infrastructure Improvement Project by June 2021.

Funding Source: General Fund

(B-4) HOMELESS ASSISTANCE

Establish local capacity to inform the community of services available to assist persons without shelter, increase the community's capacity as liaison to persons and families in need, and maintain and update information in available services for the homeless. The City will annually update its list of agencies and services provided to homeless and indigent persons in Rio Dell and Humboldt County and make the list available to non-profit groups and churches for distribution to the public.

The City will also request that the County Homeless Task Force make a presentation to the City Council regarding the homeless issue in the County, Multiple Assistance Center (MAC) services and other resources/information that can be made available to the community.

Responsible Agency: City staff or Consultant

Implementation Date: Annually update and distribute list of service providers.

Funding Source: City Council Budget, CDBG

(B-5) ASSISTANCE FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

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

Responsible Agency: City staff

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

Funding Sources: General Fund

(B-6) FIRST TIME HOME BUYER PROGRAM

The City will develop a First-Time Homebuyer (FTHB) program and, through the availability of HOME funds, will provide financial assistance through loans and/or grants to help buyers with down payments, closing costs, mortgage insurance premiums, and/or with a silent second trust deed. Through the FTHB program, the City will assist low-income households (80 percent or less than the county median).

Responsible Agency: City staff

Implementation Date: Develop a program by December 2021, ongoing through 2027, as funding is available.

Funding Sources: HOME funds

Objective: Assist five households during the 2019–2027 planning period.

(C-1) AFFIRMATIVELY FURTHER FAIR HOUSING

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

Specific actions will include:

- Refer interested persons to the California Fair Housing and Employment Council.
- Utilize community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities.
- Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City’s website. City Council meetings will include a fair housing presentation at least once per year
- Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.
- Ensure environmental hazards are not disproportionately concentrated in low-income communities of color.
- Develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary.
- Utilize community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities.

Responsible Agency: City staff

Implementation Date: Create Plan by January 2022 and implement on an ongoing basis.

Funding Source: City of Rio Dell

(C-2) ENERGY CONSERVATION AND WEATHERIZATION

The City will promote residential energy efficiency through the following programs.

Free Weatherization Program – Provides weatherization services and assistance to low- to moderate-income households through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weather stripping, water heater wrap, insulation of various home components, and financial assistance.

Energy Demonstration Center – Through the Energy and Environmental Services Division of the RCAA, this center provides energy efficiency retrofits, home improvement, utility and energy assistance, client education and advocacy, and other services to people in need in Humboldt County.

Utility Payment Assistance Program – Low-income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.

Responsible Agency: City staff

Implementation Date: Ongoing

Funding Source: City staff

(D-1) MAINTAIN AN INVENTORY OF AFFORDABLE HOUSING SITES

The City will aid developers looking to develop affordable housing by continuing to maintain an inventory of available sites within the City and by identifying potential sites that are prime for affordable housing development. The City will continue to allow lot consolidation as a ministerial process, and when financially feasible, the City will waive any fees for consolidating small parcels. The City will also provide information and technical assistance on federal and state funding sources or referrals to appropriate agencies.

Additionally, per AB 1397 - the City will rezone the sites identified in the inventory previously identified in the 4th and 5th cycle housing element, to allow developments by-right pursuant to Government Code section 65583.2(i). This applies when 20 percent or more of the units are affordable to lower-income households. (See Table 29).

Responsible Agency: City staff or Consultant

Implementation Date: Ongoing; review and update the sites inventory on an annual basis. Provide lot consolidation assistance as projects are processed through the Community Development Department. Rezone sites to allow residential use by- right within 3 years from adoption of this Housing Element.

Funding Source: City of Rio Dell

(D-2) HOUSING CONDITIONS AND HOUSEHOLD INCOME

As resources allow, the City will complete a housing condition survey to monitor the condition of the housing stock and a Household income survey to maintain eligible for funding

Responsible Agency: City staff or Consultant

Implementation Date: As resources are available, June 2022

Funding Source: City Council Budget, CDBG

(D-3) PRESERVING UNITS AT RISK OF CONVERSION TO MARKET RATE UNITS

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

Responsible Agency: City staff or Consultant

Implementation Date: Ongoing, as projects approach expiration

Funding Source: City Council Budget

REVIEW OF PREVIOUS PROGRAMS

The programs identified during the previous Housing Element have guided the City to align its code with recent elements to state housing law and to encourage the development of different types of housing. The City has continuously operated programs to inform developers and members of the public about housing opportunities and programs available.

Program	Implementation Plan	Implementation Status	Program Action
<p>(A-1) Density Bonus Guided by State law, establish procedures that allow the City to respond to density bonus requests. The procedures should include criteria that outline affordable to market unit ratios, written documentation, evaluations for project financial information, processing timeframes, additional incentives for consideration, and a method to sustain unit affordability. Policy: A-5 Responsible Agency: City staff or Consultant Implementation Date: June 2011 Funding Source: City Council Budget</p>	<p>1. Review current State law and review ordinances adopted by other jurisdictions. 2. Ordinance considerations: (a) Evaluate whether density bonuses or a mix of density bonuses and other concessions and/or incentives should be used. (b) Determine if the ordinance should provide for a transfer of development bonus credits to off-site areas proposed for development; identify areas, if appropriate. (c) Determine the acceptable form of the affordability agreement, payback arrangement for early cancellation, and/or conversion of designated "lower-income" units, and methods of monitoring compliance. (d) Determine aspects of the development that should be given consideration for an increase in density bonus percentage or additional incentives, such as accommodations for disabled persons, lower-income households, inclusion of three-bedroom, larger units in the</p>	<p>The Density Bonus Ordinance was completed and codified in Section 17.30.090 of the Rio Dell Municipal Code in 2014 with Ordinance No. 318-2014.</p>	<p>Remove, completed.</p>

Program	Implementation Plan	Implementation Status	Program Action
<p>(A-2) Mixed-Use Development Develop incentives to encourage the development of a mix of commercial and residential uses in the Town Center, Neighborhood Center and Community Commercial zones. Policy: A-12 Responsible Agency: City Staff or Consultant Implementation Date: June 2010 (research), ongoing Funding Source: City Council Budget</p>	<p>development mix, usable open space and/or recreational areas, and daycare facilities. 3. Include changes in zoning ordinance revision to ensure consistency with General Plan and to be considered and adopted by the Planning Commission and City Council.</p>	<p>The Town Center (TC) zone was amended in 2012 with Ordinance No. 297-2012. The zone now allows apartments on upper floors as a principally permitted use and permits live-work units where residential activities are located at the back of buildings and do not occupy more than 40% of the gross floor area. The Community Commercial (CC) and the Neighborhood Center (NC) zones were amended in 2018 with Ordinance No. 370-2018. These zones now allow apartments on upper floors as principally permitted uses.</p>	<p>Continue.</p>
<p>(A-3) Multifamily Design Guidelines Revise City zoning ordinance to provide design guidelines for new multifamily</p>	<p>1. Research and identify standards that encourage compatibility with community character, including such features as</p>	<p>The guidelines were completed and codified in Section 17.25.050 in 2013</p>	<p>Remove, completed.</p>

Program	Implementation Plan	Implementation Status	Program Action
<p>residential development that ensure compatibility with community character and provide a sense of connection to the neighborhood. Policy: A-16 Responsible Agency: City staff or Consultant Implementation Date: June 2010 (Research and develop draft guidelines); December 2010 (adopt as part of Land Use Code update) Funding Source: City Council Budget</p>	<p>entrances that face onto fronting streets, usable open space, and architectural styles that generate visual interest and sense of place. The Design Guidelines shall be consistent with the standards for attached dwelling units set forth in Section 1.5 (Page 1.9) of the Rio Dell General Plan, 2015.</p> <ol style="list-style-type: none"> As part of the Zoning Ordinance update, develop guidelines for new multifamily residential development. Include changes in Zoning Ordinance revision consistent with General Plan and for consideration and adoption by the Planning Commission and City Council. 	<p>with Ordinance No. 309-2013.</p>	
<p>(A-4) Architectural Barriers to Disability Access Revise City zoning ordinance to allow the construction of ramps and other reasonable accommodations (e.g., wheel chair lift), consistent with the Americans with Disabilities Act, necessary to permit full housing access to persons with mobility limitation consistent with "reasonable accommodation" under the Fair Employment and Housing Act. Policies: A-14, C-4 Responsible Agency: City staff or Consultant Implementation Date: September 2010 (Research and develop exception language); June 2011 (adopt as part of Land Use Code update)</p>	<ol style="list-style-type: none"> Research and identify standards that may limit removal of architectural barriers to access to housing by disabled persons (e.g., setback requirements that limit the location of ramps within yards). As part of the zoning ordinance update, develop an exception for ramps and other facilities (e.g., lifts) that are necessary to provide access but conflict with zoning development standards. Include changes in comprehensive zoning ordinance revision consistent with General Plan and for consideration and adoption by the Planning Commission and City Council. 	<p>This revision was completed and codified in Section 17.30.340. The code now allows front yard averaging for setback requirements. Ramps less than 30 inches above grade do not require building permits.</p>	<p>Modify. Combine with new program B-2.</p>

Program	Implementation Plan	Implementation Status	Program Action
<p>Funding Source: City Council Budget</p> <p>(A-5) Equal Access to Housing Amend the City zoning ordinance to ensure that the definitions used do not prevent equal access to housing on the basis of age, familial status or disability consistent with the California Fair Employment and Housing Act (FEHA). Policy: C-1 Responsible Agency: City staff or Consultant Implementation Date: March 2010 (Research ordinance definitions and suggest modified language); June 2010 (adopt as part of Land Use Code update) Funding Source: City Council Budget</p>	<p>1. Research and identify definitions, such as “family,” that may act to limit access to housing due to familial status, age, or disability. 2. Develop modified definitions consistent with the California Fair Employment and Housing Act regarding equal access to housing. 3. Include changes in comprehensive zoning ordinance revision consistent with General Plan and for consideration and adoption by the Planning Commission and City Council.</p>	<p>Staff believes the current definition does not limit access to housing due to familial status, age, or disability. The zoning regulations define “family” as “a person living alone, or two or more persons related by blood, marriage or adoption, or a group of not more than five unrelated persons living together as a single nonprofit housekeeping unit in a dwelling unit.”</p>	<p>Modify. Combine with new program B-2.</p>
<p>(A-6) Small Lot Development and Consolidation To increase the development potential of small, individual lots (typically less than one acre in size) under single ownership so that the maximum development potential allowed by zoning can be achieved. Policy Addressed: A-1 Responsible Agency: City Staff or Consultant Implementation Date: March 2011 (Research and develop language); December 2012 (Develop method to work with landowners) March 2011 by which to contact owners of identified parcels.</p>	<p>1. Research effective methods to develop small lots to their greatest potential (e.g., small lot consolidation, flexible development standards) by reviewing best practices adopted by other jurisdictions. 2. Develop fiscal incentives (e.g., density bonuses for merged lots) and/or regulatory incentives (small lot ordinance) for small lot consolidation. 3. Provide information and incentives to the private development community. 4. Identify small lots appropriate for consolidation.</p>	<p>Action has not been implemented, as merging parcels, creating larger parcels that are zoned for single-family development, actually reduces housing opportunities in the City.</p>	<p>Modify. Combine with new program D-1.</p>

Program	Implementation Plan	Implementation Status	Program Action
<p>Funding Source: City Council Budget</p>	<p>5. Contact property owners of small adjacent will lots (e.g., lots identified in site inventory), zoned to accommodate multifamily housing, that are vacant and/or underutilized, to encourage the owners to merge suitable lots to increase the development potential for housing.</p> <p>6. City will meet with interested property owners to discuss the advantages of lot mergers and may offer incentives for owners to merge their lots.</p>		
<p>(B-1) Housing Rehabilitation</p> <p>Seek funding from federal and state sources to continue rehabilitation of the City's housing stock, to provide safe and decent housing for the community, meet the objectives for housing under the adopted Regional Housing Needs Plan</p> <p>Policy Addressed: A-11, B-1 and B-2</p> <p>Responsible Agency: City staff and Redwood Community Action Agency (RCAA)</p> <p>Implementation Date: January 1, 2010 (Pre-Application); April 1, 2010 (Application Submittal); On-going (Leveraging, Barrier Removal, First-Time Homebuyers Program)</p> <p>Funding Source: Community Development Block Grant (CDBG), Redwood Community Action Agency granting assistance</p>	<p>1. The City will continue to use loan repayments from closed-out CDBG programs to supplement the City's current CDBG Program and provide bridge financing for its housing rehabilitation program as grant funds are expended.</p> <p>2. The City will make application during the 2010 CDBG funding cycle for a grant to continue its City-wide housing rehabilitation loan program. The program should provide the flexibility to assist large households to increase the number of bedrooms where warranted.</p> <p>3. The City will contract with a qualified agency to perform the required housing condition survey and household income survey (if applicable) prior to the funding cycle and to prepare an application for submittal to HCD. If the application is not funded during the 2010 funding cycle, the City will revise its application to improve its</p>	<p>The City has received and will continue to seek federal and state funds for housing rehabilitation. As of 2019, the City has 27 outstanding CDBG loans for owner-occupied rehabilitation and has about \$140,000 available for owner-occupied loans. However, a number of recent inquiries were not eligible due to loan to value ratios.</p> <p>The City needs to update its Income Survey to be eligible for additional funding; the City intends to perform the survey following the release of</p>	<p>Continue.</p>

Program	Implementation Plan	Implementation Status	Program Action
	<p>competitiveness and will reapply during each successive funding cycle until funds are awarded.</p> <p>4. The City will work with the Redwood Community Action Agency (RCAA) to leverage housing rehabilitation program funds under the CHRP-0/CHRP-R and Department of Agriculture Rural Development residential loan programs administered by that agency.</p> <p>5. The City will ensure that the Housing Rehabilitation program guidelines include as an eligible activity the removal of barriers to access in housing serving lower-income households with disabilities.</p> <p>6. The City will encourage the rehabilitation of private housing by requiring demolition permits that include suitable waiting periods. Building more time into the demolition process will allow the City to assess alternatives to demolition and housing rehabilitation opportunities.</p> <p>7. The City will research and analyze best practices for private-sector home rehabilitation and provide developers with technical assistance and methods.</p> <p>8. Include any changes in zoning ordinance revision to ensure consistency with the General Plan and to be considered and adopted by the Planning Commission and City Council.</p> <p>9. Set aside funds specifically for low-, very low-, and extremely low-income housing.</p>	<p>data from the 2020 Census.</p>	

Program	Implementation Plan	Implementation Status	Program Action
<p>(B-2) Housing Affordability</p> <p>Encourage the acquisition of housing by lower income persons to achieve a greater balance of affordable owner- and renter-households.</p> <p>Policy Addressed: A-3 A-7, A-11</p> <p>Responsible Agency: City Staff or Consultant</p> <p>Implementation Date: 2. March 2011, 5. May 2011, Ongoing</p> <p>Funding Source: City Council Budget, HOME</p>	<p>Correspond with RCAA on appropriate way to secure and allocate funding.</p> <ol style="list-style-type: none"> 1. Research and analyze governmental and non-governmental constraints to providing affordable housing to City residents. 2. Revise City Zoning Ordinance to comply with state law provisions and provide a mechanism for establishing, preserving or redeveloping Single-Room Occupancy (SRO) units, including mobile home park in single-family residential zone subject to a use permit as required by Government Code (GC) Code Sections 65852.3 and 65852.7 3. Research how to support the conversion and use of motels, and hotels for SRO and FRO units. 4. Prioritize funding and regulatory concessions to encourage the development of SROs and FROs, and other units affordable to low-income, such as supportive and multifamily housing. Implement incentive-based programs (e.g., fee reductions, fee waivers, flexible development standards, density bonuses, streamlining permit process, etc.) to encourage development of ELI housing. 5. Investigate the feasibility of providing a reduction in water and/or wastewater connection fees to low, very low, and ELI households including SRO and FRO units. 6. Identify measures that could be used to encourage redevelopment and upgrading 	<p>The city's only motel is sufficiently successful that its owner has not been interested in converting it to either SRO or FRO units.</p> <p>The City established a Residential Multifamily zone in 2014, which allows mobile home parks but has not yet amended the zoning code to allow mobile home parks in single-family zones.</p>	<p>Modify. Combine with new program B-2.</p>

Program	Implementation Plan	Implementation Status	Program Action
<p>(B-3) Water & Sewer Facilities</p> <p>Pursue federal and state funding for infrastructure improvements, primarily water and sewer lines and facilities, which currently act as constraints to the production of housing.</p> <p>Policy Addressed: D-1</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: Ongoing (Phase II, beginning in 2011, will construct the new wastewater treatment plant).</p> <p>Funding Source: General Fund, Rate Payers</p>	<p>of existing parks while maintaining affordability.</p> <p>7. The City will continue to apply for grant assistance to improve and increase the supply of affordable housing through the HOME program to ELI, very low, and low households.</p> <p>8. The City will work with RCAA to monitor the success of evaluate the first-time homebuyer program and pursue modifications to the program guidelines, if necessary, to address the recent rise in home sale prices.</p> <p>9. Include any changes in zoning ordinance revision to ensure consistency with General Plan and to be considered and adopted by the Planning Commission and City Council.</p>		
	<p>1. The City will continue to investigate possible funding for correction of deficiencies in both the sewer and water systems through a combination of federal and state sources. Programs to be examined include, but are not limited to: State Water Resources Control Board's Revolving Loan Fund (Sewer); State Safe Drinking Water Bond Law (Water); US Department of Agriculture's Water and Sewer Loan, and Grant Program</p> <p>2. The City will request that the City Engineer prepare a report on the feasible alternatives and possible funding options.</p>	<p>The City completed significant improvements to its wastewater system in 2014, and a secondary water source (Metropolitan Wells) was completed in 2018. Water and sewer facilities are no longer a constraint for housing.</p>	<p>Continue</p>

Program	Implementation Plan	Implementation Status	Program Action
<p>(B-4) Emergency Shelter Locations and Standards</p> <p>Pursuant to SB 2, the City will amend the zoning code to allow emergency shelters as a permitted use without discretionary review in the Town Center (TC) zone. Emergency shelters shall only be subject to development management standards that apply to residential or commercial in the same zone. The City's existing and proposed permit procedures, development and management standards are objective and facilitate shelter development.</p> <p>Policy Addressed: A-18, C-1</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: December 2011</p> <p>Funding Source: City of Rio Dell</p>	<p>3. The City will authorize the City Engineer and/or staff to prepare a pre-application for possible loan and/or grant funding for correction of the most severe deficiencies identified.</p> <ol style="list-style-type: none"> 1. Draft a zoning ordinance text amendment identifying emergency shelters as a permitted use in TC zone 2. Place text amendment on file at City 3. Conduct applicable CEQA review and send for department referrals 4. Schedule and conduct Planning Commission review for recommendation to City Council 5. City Council to conduct first and second readings of ordinance 6. Adopt setting development and managerial standards for emergency shelters consistent with GC 65583(a)(4), including maximum number of beds, parking, size and location of shelter, length of stay, proximity to other shelters, and security 	<p>The City established a Residential Multifamily zone in 2014, Ordinance No. 321-2014, which allows emergency shelters, transitional housing, and supportive housing as principally permitted uses.</p> <p>A 26-unit supportive housing project is scheduled to be constructed in the near future.</p>	<p>Modify. Combine with new program B-2.</p>
<p>(C-1) Secondary Dwelling Units</p> <p>Objective: Allow creation of secondary residential units in residential zones as a use by right (consistent with provisions of AB 1688 GC Section 65852.2), by amending the zoning ordinance to reflect changes in State law including raising the unit size limitation and excluding second units from certain</p>	<ol style="list-style-type: none"> 1. The City will evaluate whether it needs to establish unit size requirements different from the state law. 2. The City will consider if areas of the City should be excluded from allowing second units "by right" until road or other infrastructure amenities are provided. 3. Include appropriate changes in zoning ordinance revision to ensure 	<p>Second units are allowed as principally permitted uses, size limits were increased, mobile homes are allowed as Secondary Dwelling Units, and owners no longer have to reside on the parcel (Ordinance No. 281-2012).</p>	<p>Remove. Completed.</p>

Program	Implementation Plan	Implementation Status	Program Action
<p>residential areas based on road or utility service limitations. Policy Addressed: A-4 Responsible Agency: City staff or Consultant Implementation Date: By January 2011 or earlier, if adopted as part of the General Plan updates implementation. Funding Source: City Council Budget</p>	<p>(C-2) Fair Housing Objective: Promote equal housing access by distributing information in both English and Spanish on State Fair Employment and Housing Commission Enforcement Program, providing referrals, providing complaint forms and enforcing non-compliance penalties. Policy Addressed: C-1, C-2, C-3, C-4 Responsible Agency: City staff and Redwood Community Action Agency Implementation Date: Ongoing (posting of Fair Housing Notice); Ongoing (distribution of Fair Housing information and loan packages: Ongoing (providing referrals and complaint forms) Funding Source: General Fund</p>	<p>consistency with the General Plan and to be considered and adopted by the Planning Commission and City Council.</p>	<p>Partially completed. The City has prepared Renter's Rights, complaint forms, and Fair Lending Notices in Spanish. The City will provide copies to the Rio Dell - Scotia Chamber of Commerce, the Rio Dell Library, and the Humboldt Transit Authority (HTA).</p>
	<ol style="list-style-type: none"> The City will continue to distribute Fair Housing information with all housing rehabilitation loan and first-time homebuyer application packages. The City will post a notice identifying the City Manager as the City's "Fair Housing Enforcement Officer" and providing a contact telephone number and address for housing discrimination complaints. The City will work with the affordable housing providers and managers and other social service and non-profit tenant and landlord rights advocacy groups to inform the public of their responsibilities and rights under the law. The City will maintain state complaint forms in English and Spanish. The City will disseminate Fair Housing information to the Rio Dell Public Library and the Rio Dell-Scotia Chamber of Commerce in addition to posting of Fair Housing notices at Rio Dell City Hall. The City will work with local agencies, including the Humboldt Transit 		<p>Modify/Continue</p>

Program	Implementation Plan	Implementation Status	Program Action
<p>(C-3) Energy Conservation and Weatherization</p> <p>Objective: Post and distribute information on currently available energy conservation and weatherization techniques to improve energy efficiency in existing housing and to encourage energy conservation in new housing.</p> <p>Policy Addressed: E-1, E-2, E-4</p> <p>Responsible Agency: City staff and Redwood Community Action Agency</p> <p>Implementation Date: Ongoing (annual update of referral listings for funding assistance); June 2011 (create local reference library).</p> <p>Funding Source: City Council Budget, Other grants</p>	<p>Authority (HTA), to include Fair Housing information in appropriate format within their facilities. Annually, the City will adopt a Fair Housing proclamation and provide copies to local news organizations.</p> <ol style="list-style-type: none"> 1. Research and analyze information on how to incorporate energy saving features and materials, and energy efficient systems and designs for residential development that either meet or exceed Title 24 energy efficiency standards for California. 2. The City will research and analyze conservation incentives for the building industry and residents, including services offered by local organizations (e.g., Redwood Coast Energy Authority) 3. The City will develop and annually update its referral listing of public and private grant/loan and assistance programs for weatherization. 4. The City will work with the Rio Dell Branch of the Humboldt County Library to establish a reference section containing resource materials for home improvement energy conservation techniques and weatherization projects. 	<p>The City currently refers residents to the Redwood Community Action Agency (RCAA) and the Redwood Coast Energy Authority (RCEA) to seek assistance with weatherization, energy conservation and other programs for water-heating and heating assistance programs. The City also enforces Title 24 Energy compliance as required by the state.</p>	<p>Continue</p>
<p>(D-1) Housing Condition & Building Activity</p> <p>Objective: Monitor housing production consistent with the adopted Regional Housing Needs Allocation by tracking the inventory of vacant land available for development,</p>	<p>1. The Planning Department will annually update the City's Vacant Land Inventory and provide the City Council with a summary of annual building permit activity. The</p>	<p>The City does track housing starts, Building Permit activity, and vacant parcels. We receive updated Assessor information, including use</p>	<p>Modify/Continue</p>

City of Rio Dell Housing Element
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Program	Implementation Plan	Implementation Status	Program Action
<p>building permit activity and housing conditions</p> <p>Policy Addressed: A-1, A-2 and F-1</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: Ongoing (update of vacant land inventory); June 2012 (update of housing condition survey).</p> <p>Funding Source: City Council Budget, CDBG</p>	<p>(D-2) Maintaining Densities consistent with Housing Affordability</p> <p>Objective: Annually review building development within the Urban Residential, Town Center, Community Commercial and Neighborhood Center land use designations to ensure that housing is made available in types and densities that do not exclude lower income households, and, if necessary, to recommend changes to foster housing affordable by all segments of the community.</p> <p>Policy Addressed: A-1 and A-2</p> <p>Responsible Agency: City staff or Consultant</p> <p>Implementation Date: Review annually</p> <p>Funding Source: City Council Budget</p>	<p>summaries may be prepared on a calendar or fiscal year basis.</p> <p>2. The Planning Department, with the assistance of its Housing Rehabilitation Coordinator, will update the City's housing condition survey every 24 to 30 months, or more frequently if required for maintaining CDBG program eligibility.</p>	<p>codes, every July. The City has updated the Housing Condition Survey and mailed out twice since 2012. The response was extremely low.</p>
	<p>1. The City shall annually review building development within the Urban Residential, Town Center, Community Commercial, and Neighborhood Center land use designations to determine if new construction is occurring consistent with the plan "mid-point" density range. In the Town Center, a combination of commercial, civic uses, and higher-density residential use (i.e., apartments over commercial use) is encouraged over the development of a single-detached residence per lot.</p> <p>2. If the annual report shows that sites are not providing sufficient opportunities for housing affordable to lower-income and very low-income households, the City Council will review its Zoning Ordinance to consider other measures, including the adoption of incentives or regulatory mechanisms to encourage construction at the mid-point or higher-end of the density range. Such measures could include, but are not limited to: inclusionary zoning (i.e., requiring a percentage of units be affordable to lower</p>	<p>Two subdivisions have been approved since the last Housing Element was approved. The subdivisions that have occurred exceeded the referenced "mid-point density ranges." A 26-unit supportive housing project (The Center Street Cottages) is expected to break ground in the near future. This project exceeds the mid-point density of 7.5 units per acre.</p>	<p>Modify/Continue</p>

Program	Implementation Plan	Implementation Status	Program Action
<p>(D-3) Preserving Units at Risk of Conversion to Market Rate Units</p> <p>Objective: Mitigate the potential loss of 71 "at-risk" units due to conversion to market rate units.</p> <p>Policy Addressed: A-17, A-19</p> <p>Responsible Agency: City Staff or Consultant</p> <p>Funding Source: Federal and State Assistance</p>	<p>income households), exclusionary or "qualified" zoning (i.e., restricting building types on certain key lots, e.g., "townhouse" only), density bonuses (i.e., specifying development standards that may be modified to make units more affordable — reduced lot sizes), or plan development overlays (i.e., allow flexibility of design as trade-off for greater affordability).</p> <p>3. Include appropriate changes in zoning ordinance revision to ensure consistency with General Plan and to be considered and adopted by the Planning Commission and City Council.</p> <p>1. Monitor owners of "at-risk" projects on an ongoing basis, at least every 12 months, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.</p> <p>2. Maintain and annually update the inventory of "at-risk" projects through the use of existing databases (e.g., HUD, State HCD, and California Tax Credit Allocation Committee [CTCAC]).</p> <p>3. Respond to any federal and/or state notices, including Notice of Intent to Pre-Pay, owner Plans of Action, or Opt-Out Notices filed on local projects. The City should receive these notices and quickly respond by contacting property owners.</p>	<p>The referenced 71 units include 49 (48 excluding Managers unit) low-income family units and 24 (23 excluding the Managers unit) low-income senior units. The 49-unit Rio Dell Apartments are still identified by the CTCAC as at-risk. This complex sold in 2013 to Micon Real Estate. The 24 senior units are not currently identified at-risk.</p>	<p>Modify/Continue</p>

Program	Implementation Plan	Implementation Status	Program Action
	<p>4. Maintain and annually update the list of qualified entities interested in participating in an Offer of Opportunity to Purchase Program as defined in GC Section 65838.11.</p> <p>5. Allocate and support potential sources of funds for mortgage refinancing, acquisition, and rehabilitation, including gap funding for nonprofit housing developers as intermediaries, and for rental subsidy assistance (HOME Program, CDBG, LIHTC, HCD Multifamily Housing Program, and CHFA).</p> <p>6. Reduce, waive, or subsidize local development fees associated with preservation or replacement of “at-risk” units.</p> <p>7. Provide ongoing preservation technical assistance and education to affected tenants and the community as a whole, on the need to preserve the existing affordable housing stock.</p>		
<p>(E-1) Updated List of Service Providers</p> <p>Objective: Establish local capacity to inform the community of services available to assist persons without shelter, increase the community's capacity as liaison to persons and families in need, and maintain and update information in available services for the homeless.</p> <p>Policy Addressed: C-3</p> <p>Responsible Agency: City staff or Consultant</p>	<p>1. The City will annually update its list of agencies and services provided to homeless and indigent persons in Rio Dell and Humboldt County.</p> <p>2. The City will make available this list to nonprofit groups and churches for distribution to the public.</p> <p>3. The City will request that a representative of the County Homeless Task Force make a presentation to the City Council regarding the homeless issue in the County, Multiple</p>	<p>The City refers people to the County's Community Resource List, which includes services for the homeless, and to the County's 2-1-1 service line.</p>	<p>Remove</p>

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Program	Implementation Plan	Implementation Status	Program Action
<p>Implementation Date: Ongoing (update and distribution of list of service providers). Funding Source: City Council Budget, CDBG</p> <p>(E-2) Participation in Homeless Task Force</p> <p>Objective: Establish an appointed representative to serve on, or act as an observer of, the County's homeless task force. Policy Addressed: C-3</p> <p>Responsible Agency: City Council representative and City staff</p> <p>Implementation Date: June 2010 (contact homeless coordinator); ongoing after January 2011 (reports to City Council). Funding Source: City Council Budget</p>	<p>Assistance Center (MAC) services, and other resources/information that can be made available to the community.</p> <p>1. The City will contact the County homeless coordinator regarding possible participation on the County-wide Homeless Task Force. The City's participation may be as a "member" or "observer." 2. The County's liaison to the Homeless Task Force will report to the City Council on actions the City might take to improve referral information and the distribution of essential services to persons in need.</p>	<p>The City does not have a representative or an observer who regularly attends Homeless Task Force meetings. However, the City recently participated in the homeless Point-In-Time survey. A member of the Human Right Commission typically reports on the programs, including homelessness, to the City Council annually.</p>	<p>Combine with B-4</p>

HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future Rio Dell residents.

POPULATION CHARACTERISTICS

POPULATION TRENDS

Between 2000 and 2018, the population of Rio Dell increased by approximately 5.5 percent, from 3,174 to 3,348. Table 1 shows population trends from 1990 to 2018.

**Table 1
Population Growth Trends**

Year	Population	Numerical Change	Percentage Change	Average Growth Rate
1990	3,012	-	-	-
2000	3,174	162	5.4%	0.5%
2010	3,368	194	6.1%	0.6%
2018	3,348	-20	-0.6%	-0.1%
Annual Average:			0.4%	

Sources: 1990, 2000, and 2010 US Censuses; California Department of Finance, E-5 Report 2018.

When compared with other communities in Humboldt County, Rio Dell was one of only three cities in the region that experienced an average annual decrease of 0.1% or more in population between 2010 and 2018, with Eureka and Trinidad also experiencing decreases during this time (see Table 2). No city in the region experienced an average annual growth or decrease of more than 1 percent, and the County as a whole experienced a 1-percent increase over the eight-year period.

**Table 2
Surrounding Jurisdictions Population Growth Trends**

Jurisdiction	2010	2018	Numerical Change	Percentage Change	Average Annual Growth Rate
Arcata	17,231	18,398	1,167	6.8%	0.8%
Blue Lake	1,253	1,280	27	2.2%	0.3%
Eureka	27,191	26,362	-829	-3.0%	-0.4%
Ferndale	1,371	1,367	-4	-0.3%	0.0%
Fortuna	11,926	12,042	116	1.0%	0.1%
Rio Dell	3,368	3,348	-20	-0.6%	-0.1%

Jurisdiction	2010	2018	Numerical Change	Percentage Change	Average Annual Growth Rate
Trinidad	367	340	-27	-7.4%	-0.9%
Unincorporated Humboldt County	71,916	72,865	949	1.3%	0.2%
Humboldt County, Total	134,623	136,002	1,379	1.0%	0.1%

Sources: California Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2018, with 2010 Census Benchmark.

POPULATION PROJECTIONS

According to population projections prepared by the California Department of Finance, Humboldt County is expected to experience a decrease in population of 4.7% over the next two decades (see Table 3).

Table 3
Humboldt County Population Projections

Year	2010	2015	2020	2025	2030
Population	135,094	135,050	134,098	131,184	128,690

Source: California Department of Finance projections.

AGE CHARACTERISTICS

A community's housing needs are determined in part by the age characteristics of residents. Each age group has distinct lifestyles, family type and size, income levels, and housing preferences. As people move through each stage of life, their housing needs and preferences change.

Rio Dell's median age has decreased slightly, from 38.3 to 36.5, owing in part to a 21.1-percent decrease in the number of residents between 45 and 64 years, and a 22.5-percent increase in residents between 18 and 24 years. Though the population growth in the 25- to 44-year age bracket was more modest, this group is the largest in the city, at 27.2 percent of the population. The increase in young adults in Rio Dell may be attributable at least in part to growing employment opportunities in the cannabis industry. Children under five years make up the smallest share of Rio Dell residents, at 6.2 percent of the population. Residents over 65 years currently make up 14.4 percent of the population.

Table 4
Age Characteristics

Age	2010		2018		Numerical Change	Percentage Change
	Number	Percentage	Number	Percentage		
Preschool Age (<5)	225	6.7%	211	6.2%	-14	-6.2%
School Age (5-17)	669	19.9%	717	21.2%	48	7.2%
College Age (18-24)	218	6.5%	267	7.9%	49	22.5%
Young Adults (25-44)	824	24.5%	921	27.2%	97	11.8%
Middle Adults (45-64)	989	29.4%	780	23.1%	-209	-21.1%

Age	2010		2018		Numerical Change	Percentage Change
	Number	Percentage	Number	Percentage		
Seniors (65+)	443	13.2%	486	14.4%	43	9.7%
Median Age	38.3		36.5			

Sources: 2010 US Census; 2014–2018 American Community Survey Table S0101.

RACE AND ETHNICITY

Race and ethnicity can potentially reflect cultural preferences regarding housing needs. For example, certain cultures may be accustomed to living with extended family members and need larger units. Therefore, planning for communities with high concentrations of certain racial/ethnic groups should consider the unique housing needs of these groups.

According to the 2014–2018 American Community Survey, the white population is the largest racial group in the Rio Dell at 87.5 percent. As is shown in Table 5, 6.4 percent of the population in the city is of Hispanic descent. A small number of minorities include some other race (2.4 percent), two or more races (4.3 percent), American Indian/Alaska Native (3.9 percent), Asian (1.5 percent), and Black/African American (0.3 percent) (see Table 5).

The only minority population with a proportionally greater share of the City population than for the state is Native Americans, comprising 3.9 percent of the population as compared to less than 1 percent for California. Other minority population percentages are lower than for the state as a whole.

Table 5
Race and Ethnicity 2018

Race/Ethnicity	Number of Persons	Percentage of Population
One Race	3,235	95.7%
White	2,958	87.5%
Black/African American	11	0.3%
American Indian/Alaska Native	132	3.9%
Asian	52	1.5%
Native Hawaiian/Pacific Islander	0	0.0%
Some other race	82	2.4%
Two or more races	147	4.3%
Total by Race	3,382	100.0%
Non-Hispanic or Latino	3,166	93.6%
Hispanic or Latino	216	6.4%
Total by Ethnicity	3,382	100.0%

Source: 2014–2018 American Community Survey Table DP05.

EMPLOYMENT CHARACTERISTICS

EMPLOYMENT

As shown in Table 6, a higher percentage (75.5 percent) of Rio Dell workers can be categorized as receiving wage or salary income from private-sector employers than for the county overall (64.2 percent). Additionally, Rio Dell has a lower share of government (10.8 percent) and self-employed (13.7 percent) workers relative to the county. Both the city and county have similarly low percentages of unpaid family workers, each lower than one percent.

Table 6
Distribution of Workers Ages 16 or Older by Category, 2018
City of Rio Dell and Humboldt County

Class of Workers Ages 16 and Older	Percentage of All Workers	
	Rio Dell	Humboldt County
Private Wage and Salary Workers	75.5%	64.2%
Government Workers	10.8%	21.2%
Self-Employed Workers	13.7%	14.2%
Unpaid Family Workers	0.0%	0.5%
Total	100% (1,360 Workers)	100% (60,970 Workers)

Source: 2014–2018 American Community Survey Table DP03.

WORKFORCE

Table 7 shows that between 2010 and 2018, Rio Dell and Humboldt County both experienced a decrease in the number of residents who worked in construction, manufacturing, transportation and warehousing, finance, and information jobs. In the same period, Rio Dell experienced a higher percent increase in the number of residents employed in professional, scientific, and management professions; educational services, health care and social service professions; arts, entertainment, and recreation, accommodation and food services; and other service professions not including public administration as compared to the county as a whole.

Table 7
Comparison of Employment by Major Occupational Category
City of Rio Dell and Humboldt County

Occupations (Age 16 Years and Over)	2010		2018		Percent Change	
	Rio Dell	Humboldt County	Rio Dell	Humboldt County	Rio Dell	Humboldt County
Agriculture, forestry, fishing and hunting, and mining	28	2444	76	2946	171.4%	20.5%
Construction	204	5033	129	4143	-36.8%	-17.7%
Manufacturing	71	3683	65	2538	-8.5%	-31.1%
Wholesale trade	26	1163	24	1433	-7.7%	23.2%
Retail trade	188	7498	197	8316	4.8%	10.9%

Occupations (Age 16 Years and Over)	2010		2018		Percent Change	
	Rio Dell	Humboldt County	Rio Dell	Humboldt County	Rio Dell	Humboldt County
Transportation and warehousing, and utilities	95	2581	39	2318	-58.9%	-10.2%
Information	16	1121	8	860	-50.0%	-23.3%
Finance and insurance, and real estate and rental and leasing	83	2964	55	2585	-33.7%	-12.8%
Professional, scientific, and management, and administrative and waste management services	105	4752	154	5342	46.7%	12.4%
Educational services, and health care and social assistance	209	15257	310	15642	48.3%	2.5%
Arts, entertainment, and recreation, and accommodation and food services	95	7193	120	7718	26.3%	7.3%
Other services, except public administration	79	3291	142	3072	79.7%	-6.7%
Public administration	48	3836	41	4057	-14.6%	5.8%

Source: 2006–2010 and 2014–2018 American Community Survey Table DP03.

Of Humboldt County’s major employers identified by the state Economic Development Department, the majority are in Eureka, and none are in Rio Dell or surrounding cities. In its 2017 Workforce Development Survey, the County reported a 3.6-percent unemployment rate, which is approaching full employment. Employers reported having difficulty hiring enough staff, and the two most common reasons reported related to not having applicants with the right skills or training, and not having enough applicants. In particular, employers hiring for positions requiring advanced education reported having significant difficulty.

HOUSEHOLD CHARACTERISTICS

The amount and type of housing needed in Rio Dell is largely determined by population growth, various demographic characteristics, and the quality of the existing housing stock. The demographic variables—including age, race/ethnicity, occupation, and income level—combine to influence the type of housing needed.

HOUSEHOLD TYPE AND SIZE

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

Table 8 displays household composition as reported by the 2014–2018 ACS. In Rio Dell, families made up 53.1 percent of all households, and 28.8 percent of families have children under 18 years of age. Humboldt County as a whole has a higher percentage of families (55.5 percent), and a lower percentage of households are families with children under 18 years of age (22.6 percent).

**Table 8
Household Characteristics, 2018**

Jurisdiction	Households	Average Household Size	Percentage of Households		
			Families	Families with Children Under 18	Nonfamily
Rio Dell	1,381	2.4	53.1%	28.8%	46.9%
Humboldt County	54,267	2.4	55.5%	22.6%	44.5%

Source: 2014–2018 American Community Survey Table DP02

OVERCROWDED HOUSEHOLDS

The US Census Bureau defines overcrowding as a housing unit that is occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded and indicate a significant housing need.

Overcrowding is not a significant housing situation in Rio Dell. According to data from the 2012–2016 ACS, there were a total of 33 overcrowded households, representing only 2.4 percent of all households (see Table 9).

Of the 33 overcrowded households, approximately three-quarters (25 households) are renter households. At the same time, overcrowded renter households represent only 4.6 percent of all renter households.

**Table 9
Overcrowded Households, 2016**

Persons Per Room	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
1.0–1.5	8	0.9%	13	2.4%	21	1.5%
More than 1.5	0	0.0%	12	2.2%	12	0.9%
Total Overcrowded Households	8	0.9%	25	4.6%	33	2.4%
Total Households	849	100.0%	548	100.0%	1397	100.0%

Source: 2012–2016 American Community Survey Table B25014.

INCOME CHARACTERISTICS

HCD INCOME LIMITS

HCD publishes annual income limits for each county in the state. The 2020 area median income (AMI) in Humboldt County (for a four-person household) is \$72,000. Table 10 shows the maximum annual income level for each income group adjusted for household size for Humboldt County, as determined by HCD. The maximum annual income data is used to calculate the maximum affordable housing payments for the different households (varying by income level) and their eligibility for federal housing assistance.

Table 10
Maximum Household Income Level, 2020
by Household Size for Humboldt County

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1-Person	\$14,700	\$24,500	\$39,150	\$50,400	\$60,500
2-Person	\$17,240	\$28,000	\$44,750	\$57,600	\$69,100
3-Person	\$21,720	\$31,500	\$50,350	\$64,800	\$77,750
4-Person	\$26,200	\$34,950	\$55,900	\$72,000	\$86,400
5-Person	\$30,680	\$37,750	\$60,400	\$77,750	\$93,300
6-Person	\$35,160	\$40,550	\$64,850	\$83,500	\$100,200
7-Person	\$39,640	\$43,350	\$69,350	\$89,300	\$107,150
8-Person	\$44,120	\$46,150	\$73,800	\$95,050	\$114,050

Source: California Department of Housing and Community Development, Division of Housing Policy Development, 2020.

HOUSEHOLD INCOME

A household's income affects its ability to find appropriate housing and determines the type and quality of housing. According to the ACS, the median household income in 2018 for the City was \$36,330 per year. This is lower than the countywide median income in 2020 for any family size. Only 19.7 percent of Rio Dell households earn more than \$75,000 per year (just over the median income for a four-person household). This speaks to the need for housing that is affordable to lower-income households. The distribution of income categories in Rio Dell is shown in Table 11.

Table 11
Household Income, 2020

Income	Number	Percentage
Less than \$10,000	36	2.6%
\$10,000 to \$14,999	133	9.6%
\$15,000 to \$24,999	206	14.9%
\$25,000 to \$34,999	271	19.6%
\$35,000 to \$49,999	246	17.8%
\$50,000 to \$74,999	217	15.7%
\$75,000 to \$99,999	166	12.0%
\$100,000 to \$149,999	48	3.5%
\$150,000 to \$199,999	35	2.5%
\$200,000 or more	23	1.7%
Median household income	\$36,660	

Source: 2014–2018 American Communities Survey, S1901

The mean household income in Rio Dell among households with earnings was \$53,204 in 2018, which was slightly lower than households with earnings countywide, that earned an average of \$60,481 in 2018. Households with earnings made up a slightly lower percentage of the number of households in the city (70.2 percent) than in the county (73.2 percent). A higher percentage of residents in Rio Dell were living off of retirement income, with 22.1 percent of households in the city earning income this way and 19.6 of county residents earning retirement income, but at \$14,289 the mean annual income among households in Rio Dell with this type of income was just higher than half of the annual income of households with retirement income across the county (\$27,707). A slightly higher percentage of households in Rio Dell (14.6 percent) received food assistance or SNAP benefits during 2018 than in the county as a whole (12.3 percent).

Table 12
Sources of Household Income, 2018
City of Rio Dell and Humboldt County

Household Income Source	Rio Dell		Humboldt County	
	Mean Income	Percentage of Households	Mean Income	Percentage of Households
Earnings	\$53,204	70.2%	\$60,481	73.2%
Social Security Income	\$17,058	40.2%	\$17,779	33.9%
Supplemental Security Income	\$12,462	6.9%	\$9,911	8.6%
Public Assistance Income	\$2,203	5.5%	\$4,058	3.4%
Retirement Income	\$14,289	22.1%	\$27,707	19.6%
Food Assistance/SNAP	<i>Not Available</i>	14.6%	<i>Not Available</i>	12.3%

Source: 2014–2018 American Community Survey, DP03

POVERTY

While 8.0 percent of all Rio Dell families have children under age five, none of those families were below the poverty level, according to the 2014–2018 ACS data shown in Table 13. This figure is substantially less for the county overall, which has a poverty rate of 17.5 percent among families with young children, and may speak more to the small number of households in the city with children under five (6.2 percent of households, as shown in Table 4). The percentages of female-headed families in poverty in Rio Dell are less than half of the rate of female-headed households in poverty in Humboldt County as a whole.

Table 13
Poverty Status, 2018
City of Rio Dell and Humboldt County

Poverty Status Category	Percentage in Poverty	
	Rio Dell	Humboldt County
Families	3.7%	10.2%
With Children under the age of 18	2.9%	17.6%
With Children under the age of 5	0.0%	17.5%
Families, Female Householder, No Husband Present	10.9%	23.4%
With Children under the age of 18	20.0%	31.7%

Poverty Status Category	Percentage in Poverty	
	Rio Dell	Humboldt County
With Children under the age of 5	0.0%	29.0%
Individuals	9.1%	20.3%
Age 18 and Over	13.5%	23.3%
Age 65 and Over	0.0%	7.9%

Source: 2014–2018 American Community Survey Tables S1701, S1702.

HOUSEHOLD OVERPAYMENT

Households are considered to be overpaying for housing if payment (rent or mortgage) is 30 percent or greater than household income.

The Comprehensive Housing Affordability Strategy (CHAS) data, which was developed by HUD to assist jurisdictions in writing their consolidated plans, has special tabulation data based on the 2012–2016 ACS. According to this data, there were 265 owner households and 385 renter households earning less than 80 percent of the AMI in the city as of 2016. Of these, 45 owner households and 160 renter households fell into the extremely low-income category (incomes less than 30 percent of AMI). As identified in Table 14, 120 households (9.0 percent of all households) in Rio Dell are extremely low-income households that are overpaying for housing (households with an income 30 percent or less of the AMI). For all lower-income households (households with an income 80 percent or less of the AMI) in Rio Dell, there are 414 that are overpaying (or 31.1 percent of all Rio Dell households). Citywide, 44.2 percent of households were overpaying, and slightly more than half of those households were renters.

Please note: HUD refers to AMI or MFI as HAMFI (Household Area Median Family Income).

Table 14
Households Overpaying by Income Category, 2016

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	1,330	100.0%
Total renter households	570	42.9%
Total owner households	760	57.1%
Total lower income (0–80% of HAMFI) households	650	48.9%
Lower income renters (0–80%)	385	28.9%
Lower income owners (0–80%)	265	19.9%
Extremely low-income renters (0–30%)	160	12.0%
Extremely low-income owners (0–30%)	45	3.4%
Lower income households paying more than 50%	179	13.5%
Lower income renter households severely overpaying	80	6.0%
Lower income owner households severely overpaying	99	7.4%

Total Households Characteristics	Number	Percent of Total Households
Extremely low income (0–30%)	55	4.1%
ELI renter households severely overpaying	20	1.5%
ELI owner households severely overpaying	35	2.6%
Income between 30%–50%	64	4.8%
Income between 50%–80%	60	4.5%
Lower income households paying more than 30%	414	31.1%
Lower income renter households overpaying	250	18.8%
Lower income owner households overpaying	164	12.3%
Extremely low income (0–30%)	120	9.0%
Income between 30%–50%	174	13.1%
Income between 50%–80%	120	9.0%
Total households overpaying	588	44.2%
Total renter households overpaying	300	22.6%
Total owner households overpaying	288	21.7%
Total households paying between 30%-50% income	370	27.8%
Total households paying > 50% income	218	16.4%

Source: CHAS, 2012-2016.

HOUSING STOCK CHARACTERISTICS

HOUSING TYPE

According to the Department of Finance, in 2018 more than three quarters (76.2 percent) of the city’s housing stock was made up of single-family homes, only 13.5 percent were multifamily units. The remaining 10.2 percent were mobile homes (see Table 15). The number of housing units remained largely stable between 2010 and 2018.

Table 15
Housing Units by Housing Type

Housing Type	2010		2018		Numerical Difference	Percentage Change
	Number	Percentage	Number	Percentage		
Single-Family Detached	1,028	71.3%	1,045	71.5%	17	1.7%
Single-Family Attached	70	4.9%	70	4.8%	0	0.0%
2 to 4 Units	177	12.3%	180	12.3%	3	1.7%
5 or More Units	18	1.2%	18	1.2%	0	0.0%
Mobile Homes	149	10.3%	149	10.2%	0	0.0%
Total Housing Units	1,442	100.0%	1,462	100.0%	20	1.4%

Source: California Department of Finance, 2010 and 2018.

HOUSING TENURE

Housing tenure (owner versus renter) can be affected by many factors, such as housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference.

Table 16 details housing tenure in Rio Dell according to the 2006–2010 and 2014–2018 ACS data. As of 2018, just under two-thirds of households (64.5 percent) were owner-occupied. While the overall number of households grew in this period, the number of renter households more than doubled (a 110.2=percent increase), while the number of owner households experienced an increase of only 62.3 percent.

**Table 16
Housing Tenure**

Tenure	2010		2018		Numerical Difference	Percentage Change
	Number	Percentage	Number	Percentage		
Renter-occupied units	362	29.8%	761	35.5%	399	110.2%
Owner-occupied units	851	70.2%	1,381	64.5%	530	62.3%

Source: 2006–2010 and 2014–2018 American Community Survey, DP04

VACANCY RATES

The vacancy rate is an indicator of the general availability of housing. It also reflects how well available units meet the current housing market demand. A low-vacancy rate suggests that households may have difficulty finding housing within their price range; a high-vacancy rate may indicate a mismatch between household characteristics and the type of available units, or an oversupply of housing units. A low-vacancy rate may contribute to higher market rents and prices and may limit the choices of households in finding adequate housing, and may also be related to overcrowding.

The average annual vacancy rate for Rio Dell is 13.2 percent overall (see Table 17). For rental units, the vacancy rate is 1.8 percent, and it is also 1.8 percent for for-sale units, according to the 2012–2016 ACS. HUD has established a minimum target rate for overall unit vacancy of 3 percent to ensure an adequate choice of housing for consumers. An acceptable vacancy rate for owner-occupied housing is 1.5 percent, and a vacancy rate of 5 percent is acceptable for rental units. Rio Dell’s vacancy rate is only slightly higher than this target level, which may indicate a slight mismatch in housing needs but does not indicate a major undersupply of housing units.

**Table 17
Occupancy Status of Housing Stock**

Type	2018	
	Number	Percentage
Occupied	1,397	86.8%
Vacant	213	13.2%
For rent	29	1.8%
For sale	29	1.8%
Rented/sold, not occupied	25	1.6%

Type	2018	
	Number	Percentage
For seasonal/recreational or occasional use	53	3.3%
All other, including migrant workers	77	4.8%
Total Housing Units	1,610	100.0%

Source: 2012-2016 American Community Survey Tables B25002 and B25004

AGE OF HOUSING STOCK

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to need major repairs (e.g., a new roof or plumbing). Houses 30 years or older are considered aged and are more likely to require major repairs. In addition, older houses may not be built to current standards for fire and earthquake safety.

As shown in Table 18, only 15 percent of the housing stock was built in the past 30 years. The largest percentage of housing in the city, 24.7 percent, was built between 1950 and 1959. Based on this, it is safe to assume that over three-quarters of the housing stock (1,352 homes) in the city may have some type of deferred maintenance and could be in need of rehabilitation. Based on local knowledge city staff estimates that 60-70 percent of the housing stock is in need of some type of rehabilitation. However, some homeowners may have been able to maintain their homes adequately during this time. The City provides home rehabilitation loans to lower-income homeowners through Program B-1 to help homeowners make these repairs.

Table 18
Age of Housing Stock, 2018

Year Structure Built	Number of Units	Percentage of Total
Built 2014 to 2018	22	1.4%
Built 2010 to 2013	0	0.0%
Built 2000 to 2009	122	7.6%
Built 1990 to 1999	101	6.3%
Built 1980 to 1989	126	7.9%
Built 1970 to 1979	207	13.0%
Built 1960 to 1969	217	13.6%
Built 1950 to 1959	395	24.7%
Built 1940 to 1949	207	13.0%
Built 1939 or before	200	12.5%
Total	1,597	100.0%

Source: 2014-2018 American Community Survey, Table B25034.

HOUSING COST AND AFFORDABILITY

RENTAL PRICES

In a July 2020 survey of the apartment listing sites Craigslist.org, Zillow.com, and Trulia.com, only one home was listed as available for rent. The available home was a three-bedroom, single-family detached home that was listed for \$1,350. Based on anecdotal information from property owners with new rental units that are soon to be available in Rio Dell, rents for upcoming units are expected to range from \$1,050 to \$1,100.

HOUSING SALES COSTS

In a summary of 42 homes sold in Rio Dell in between July 2019 and July 2020 obtained through Zillow.com, most homes sold (23 homes) were three-bedroom homes. The median sale price for homes of this size was \$240,000. There were no one-bedroom homes sold in this period. Ten two-bedroom homes were sold during this period, with a median sale price of \$181,750.

HOUSING AFFORDABILITY

Housing affordability leads to other housing issues. For lower-income renters and owners, severe cost burden can require families to double up, resulting in overcrowding and related problems. Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to housing deterioration.

Table 19 lists the affordable rents and maximum purchase price based on the HCD income limits for Humboldt County. As shown, the maximum affordable rent is \$874 monthly for a very-low-income, four-person household; \$1,398 for a low-income household; and \$2,160 for a moderate-income household. As discussed previously, current and upcoming rental prices in Rio Dell ranged between \$1,050 and \$1,350. Therefore, only moderate- and possibly some households at the upper end of the low-income range can afford median rental prices.

According to data from Zillow.com, the median sale price for a home in Rio Dell between July 2019 and July 2020 was \$234,500. When looking at Table 21, the maximum affordable sales price for a four-person household is \$101,300 for an extremely low-income household, \$135,100 for a very-low-income household, \$216,100 for a low-income household, \$278,300 for a median-income household, and \$334,000 for a moderate-income household. This indicates that households with incomes near the countywide median may be able to afford to purchase homes in the city.

**Table 19
Housing Affordability by Income Level, 2020**

(Based on a Four-person Household in Humboldt County)	Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
Annual Income	\$26,200	\$34,950	\$55,900	\$72,000	\$86,400
Monthly Income	\$2,183	\$2,913	\$4,658	\$6,000	\$7,200
Maximum Monthly Gross Rent ¹	\$655	\$874	\$1,398	\$1,800	\$2,160
Maximum Purchase Price ²	\$101,300	\$135,100	\$216,100	\$278,300	\$334,000

Source: 2020 Income Limits, Department of Housing and Community Development

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

² Affordable housing sales prices are based on the following assumed variables: approximately 5% down payment, 30-year fixed rate mortgage at 4.5% annual interest rate, taxes, insurance and private mortgage insurance (since borrowers will likely put less than 20% down).

SPECIAL-NEEDS GROUPS

Certain groups encounter greater difficulty finding decent, affordable housing due to their special needs and/or circumstances. Special circumstances may be related to one’s employment and income, family characteristics, medical condition or disability, and/or household characteristics. State housing element law identifies the following “special needs” groups: the disabled, large households, seniors, farmworkers, female heads of households, and the homeless. An important role of the Housing Element is to ensure that persons from all walks of life can find suitable housing in Rio Dell.

PERSONS WITH DISABILITIES

The City of Rio Dell has a disabled population of 682 persons, that is, 20.2 percent of the total population, according to the 2012–2016 ACS. Table 20 provides additional characteristics for the disabled population. More than half of residents who have a disability have an ambulatory disability, and 42.2 of residents with a disability report having a cognitive disability. Over one-quarter of unemployed residents have a disability, which represents approximately half of the city’s population with a disability.

**Table 20
Disability Characteristics Age**

Characteristics	Number	Percentage
Total Population	3,372	100.0%
Total Persons with a Disability	682	20.2%
Type of Disability (All Ages Groups)		
Hearing	219	32.1%
Vision	66	9.7%
Cognitive	288	42.2%
Ambulatory	361	52.9%
Self-Care	144	21.1%
Independent Living	280	41.1%
Employment		

Characteristics	Number	Percentage
Total Population in Labor Force	1,359	100.0%
Employed – with a disability	117	8.6%
Unemployed – with a disability	346	25.5%

Source: 2012–2016 American Community Survey, Table S1810 and S2301.

Note: Persons can have more than one type of disability; percentages will not add to 100%.

DEVELOPMENTAL DISABILITIES

Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, requires the City to include in the special-housing needs analysis the needs of individuals with a developmental disability within the community. A developmental disability is a severe or chronic disability that occurs before an individual reaches 18 years of age, is expected to continue indefinitely, and constitutes a substantial handicap. Developmental disabilities can include delays in physical, language, learning, or behavioral ability. Table 21 includes information about Rio Dell’s population of developmentally disabled persons by age.

Table 21
Persons with Developmental Disabilities by Age, 2018

Age Range	Persons
0–17 years	31
18+ years	33
Total	64

Source: California Department of Developmental Services 2018.

A number of housing types are appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 housing, special programs for home purchase, HUD housing, and SB 962 homes, which are adult residential facilities for persons with special healthcare needs. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group-living opportunities represent some of the considerations that are important in serving this group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal fair-housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

REDWOOD COAST REGIONAL CENTER

Redwood Coast Regional Center (RCRC) serves children and adults with developmental disabilities. The center offers services to residents in Del Norte, Humboldt, Lake, and Mendocino Counties. It serves families whose infants or toddlers (birth to three years of age) have or are at risk for developmental disabilities or delays. RCRC also serves individuals from age three through adulthood. RCRC has provided services to 3,981 clients as of June 2018.

LARGE HOUSEHOLDS

Large households are defined as having five or more members residing in the home. These households constitute a special-need group because of an often-limited supply of adequately sized, affordable housing units. Because of high housing costs, families and/or extended families may be forced to live together under one roof. Almost three-quarters of households in Rio Dell with five or more persons are homeowners, compared to 63.4 percent of households with one to four residents. Large households make up 8.2 percent of all households in Rio Dell. Table 22 shows household size by tenure for the City.

Table 22
Households Size by Tenure

Tenure	1-4 persons		5+ persons		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	770	63.4%	79	72.5%	849	64.2%
Renter	444	36.6%	30	27.5%	474	35.8%
Total	1,214	100.0%	109	100.0%	1,323	100.0%

Source: 2012-2016 American Community Survey Table B25009.

SENIORS

According to the 2012–2016 ACS, 284 households in Rio Dell have householders aged 65 years or older. This represents a 20.3 percent of the total households (see Table 23). Of these 284 households, 80 (28.1 percent) were renters, which is equivalent to 14.6 percent of all renters.

Table 23
Households by Tenure by Age

Householder Age	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
15–34 years	76	9.0%	179	32.7%	255	18.3%
35–64 years	569	67.0%	289	52.7%	858	61.4%
65 years or more	204	24.0%	80	14.6%	284	20.3%
Total	849	100.0%	548	100.0%	1,397	100.0%

Source: 2012-2016 American Community Survey.

There are presently no licensed elderly assisted living facilities located in Rio Dell. As the city’s population ages, the City may look to identify ways to help seniors age in place through home safety rehabilitation and to support the development of assisted care facilities.

FARMWORKERS

According to the 2017 United States Department of Agriculture (USDA) Census of Agriculture, there are 1,535 farmworkers in Humboldt County, nearly half of which are on smaller farms of 10 or fewer workers (Table 24). As of 2018, only 76 Rio Dell residents were estimated to work in agriculture. There is not a significant demand for farmworker housing within the city. Currently, farm dwellings are permitted in the Rural or R zone.

Table 24
Farms and Farmworkers by Work Period Length—Humboldt County

Hired Farm Labor	Total	1,535
	Farms with 10 or More Workers	700
Workers by Days Worked	150 Days or More	
	Total	676
	Farms with 10 or More Workers	85
	Fewer than 150 Days	
	Total	859
	Farms with 10 or More Workers	7

Source: USDA Agricultural Census 2017, Table 7.

FEMALE HEADS OF HOUSEHOLDS

Family households with a female head of household and no partner present may be more likely to be in poverty than married-couple households due to having only one income. This limited income could be compounded by any gender-based wage gap and the high cost of childcare. In 2018, there were 119 families with a female householder and no husband present, and 65 of these households had related children under the age of 18. Approximately 10.9 percent of female-headed households and 20.0 percent of female-headed households with related children under age 18 were below the poverty level. In comparison, 1.5 percent of the households of married couples were below poverty level, none of whom were families with related children under 18 years.

EXTREMELY LOW-INCOME HOUSEHOLDS

According to the 2012–2016 CHAS, 205 households in Rio Dell had extremely low incomes (less than 30 percent of HAMFI). Of those households, 160 were renters and 45 were owners. For households in this income bracket, challenges may be compounded; extremely low-income households may also have householders who are unable to work due to disability, who are seniors, or who are single parents.

HOUSING NEEDS OF THE HOMELESS

Every two years in January, a consortium of Humboldt County agencies, known as the Humboldt Housing and Homeless Coalition (HHHC), conduct a comprehensive count of homeless people in the county, including the City of Rio Dell. This point-in-time count of homeless people provides a demographic snapshot of the region’s homeless population, as well as insight into their needs and living conditions. This data is used to inform decisions about the provision of emergency housing and other support services.

As of the January 2019 point-in-time count, 1,473 homeless persons were counted across Humboldt County. In Rio Dell, approximately 40 homeless persons were counted during the survey.

Though many of the county’s resources for homeless residents are concentrated in Eureka and Arcata, a small number of homeless services are in Rio Dell. Cornerstones Transitional Housing provides a sober transitional living environment for men and has locations in both Eureka and Rio Dell. St. Joseph Health also provides referrals to a variety of services and has a referral office in Rio Dell.

PLANNING FOR EMERGENCY SHELTERS

The City currently permits emergency shelters, transitional and supportive housing by right in the Residential Multifamily (RM) zone without a conditional use permit or discretionary review, provided that they follow the development standards identified in 17.30.100. These facilities may also be permitted with a conditional use permit if the proposed facility deviates from the development regulations outlined.

Currently, the City does not have any parcels zoned RM. However, the City has included program B-2 to amend the zoning ordinance to allow a portion of the school property that the City leases (APN 052-233-008) to permit an emergency shelter without discretionary review, or allow emergency shelters in the Town Center zoning designation without discretionary review. There are seven parcels zoned TC in the City that total 6.42 acres and range in size from 0.57 acres to 1.27 acres.

The City identified these zoning district as appropriate because of the proximity to public services, community organizations such as churches, and employment opportunities.

ASSISTED UNITS AT RISK OF CONVERSION

State law requires that the housing element include an analysis of the existing assisted housing developments that are eligible to change from low- to moderate-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Table 25 lists the three assisted housing projects in the community. The Rio Dell Terrace Apartments are at-risk of converting to market rate within the next 10 years. The owners of this building may elect to pre-pay their remaining USDA loan at any time, which would eliminate the required level of affordability. However, USDA estimated loan pay-off year is 2039.

Table 25
Assisted Housing Projects

Project Name	Assisted Units	Total Units	Funding	Expiration
Rio Dell Apartments	48	49	LIHTC, USDA	2068
Rio Dell Terrace Apartments	24	24	USDA	2009
Rio Dell Rigby Affordable Housing Project	25	26	LIHTC	2036
Total	97	99		

Source: CHPC, 2020.

RESOURCES FOR PRESERVATION

The types of resources needed for preserving at-risk units fall into three categories: (1) financial resources available to purchase existing units or develop replacement units; (2) entities with the intent and ability to purchase and/or manage at-risk units; and (3) programs to provide replacement funding for potentially lost Housing Choice Voucher Program rent subsidies, otherwise known as the Section 8 program.

A variety of federal and state programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and

uses of funds, a variety of funding sources would be required. Several sources of funding are available to Humboldt County for preservation of assisted, multifamily rental housing units to assist with purchasing units or providing rental subsidy, including CDBG or HOME funds. For older buildings with expiring affordability, funding for substantial rehabilitation may also give the City an opportunity to reinstate affordability requirements. HUD may provide Section 8 Tenant Protection Vouchers to subsidize rents for tenants in properties at risk of loss because of expiration due to loss of affordability associated with mortgage prepayment.

When affordable housing units have the potential to convert to market-rate, due typically to the expiration of an affordable housing agreement or expiration of funding, there is a risk that tenants in those affordable units will be displaced. Certain companies and organizations can be certified as eligible to purchase buildings where a federally assisted mortgage is due to be prepaid. No qualified entities were listed as being interested in purchasing at-risk buildings specifically for Humboldt County. The following qualified entities were listed as potential purchasers of at-risk units in all counties in California:

- F. Evans Development Inc.
- Allied Pacific Development LLC
- American Baptist Homes of the West
- American Community Developers Inc.
- Bank of America N.A.
- Bayside Communities
- Belveron Real Estate Partners LLC
- Berkadia
- BRIDGE Housing Corporation
- BUILD Leadership Development Inc.
- Hampstead Development Group Inc.
- Highland Property Development LLC
- Humboldt Bay Housing Development Corporation
- JEMCOR Development Partners
- Jonathon Rose Companies
- KDF Communities LLC
- Linc Housing Corporation
- Lincoln Avenue Capitol LLC
- Maximus Properties LLC
- MBK Management Corporation

The Section 8 Housing Choice Voucher Program is another affordability option that individuals may apply for through the Humboldt County Housing Authority. Section 8 increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. Section 8-supported housing may be either project-based for an entire apartment building, or subsidies may be provided in the form of vouchers for individual, independent units. As of July 2020, 24 residents of Rio Dell received Section 8 vouchers.

REGIONAL HOUSING NEEDS ASSESSMENT

California law requires that each city and county, when preparing its state-mandated housing element, develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups. This fair-share concept seeks to ensure that each jurisdiction provides housing for its residents with a variety appropriate to their needs. The fair share is allocated to each city and the county by HCD. One of the major goals of the housing element is to develop policies and programs to meet the goals established through the fair-share allocation.

State law requires local governments to provide adequate sites for the construction of housing to meet the Regional Housing Needs Assessment (RHNA) plan. Table 26 presents the fair-share allocation for each city in

Humboldt County as well as the unincorporated County area during the sixth-cycle Housing Element planning period, as published in the Humboldt County Association of Governments (HCAOG) Regional Housing Needs Plan (RHNP).

Table 26
Regional Housing Needs Allocation, December 31, 2018–August 31, 2027

Jurisdiction	Income Level				Total
	Very Low*	Low	Moderate	Above Moderate	
Arcata	142	95	111	262	610
Blue Lake	7	4	5	7	23
Eureka	231	147	172	402	952
Ferndale	9	5	6	13	33
Fortuna	73	46	51	120	290
Rio Dell	12	8	9	22	51
Trinidad	4	4	3	7	18
Unincorporated	351	223	256	583	1413

Source: HCAOG, Regional Housing Needs Plan for Humboldt County, adopted March 21, 2019.

**It is assumed that 50 percent of the very low allocation accounts for extremely low-income households.*

However, at present, the City is responsible for accounting for potential development sites for both its fifth- and sixth-cycle RHNA allocation in this Housing Element Update. Accordingly, the City will need to identify sites for a total of 82 units, as shown in Table 27.

HOUSING RESOURCES

This section includes the required sites inventory description, sites inventory analysis and suitability and availability, and zoning for a variety of housing types.

As previously discussed, state law requires communities to demonstrate that sufficient land is available to accommodate their share of the region's remaining need for housing. This section identifies the development potential on suitable land throughout Rio Dell based on those housing need allocations. Through this Housing Element, the City demonstrates the availability of adequate sites to accommodate the RHNA.

AVAILABLE SITES

To demonstrate the City's capacity to meet its RHNA, an inventory of adequate sites was conducted. The sites in this analysis are currently vacant and will allow for the development of a variety of housing types that can meet the needs of all income groups as allocated by HCAOG for the 2019–2027 RHNA projection period.

This inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could be constructed on those sites within the current planning period. The analysis also identifies the zoning districts the City believes can accommodate its share of the regional housing needs for all income levels.

REALISTIC CAPACITY

The City considered and evaluated the implementation of its current development standards to determine approximate density and unit capacity. Realistic capacity was determined by multiplying the number of acres by the maximum density for the site; 80 percent of that result was then used as the final realistic unit number to account for site and regulatory constraints. Where a maximum capacity was one unit, the realistic capacity was also calculated as one unit.

ZONING TO ACCOMMODATE THE DEVELOPMENT OF HOUSING AFFORDABLE TO LOWER-INCOME HOUSEHOLDS

Housing element law requires jurisdictions to provide an analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the City of Rio Dell is 15 dwelling units per acre. Table 27 lists each residential land use designation, the allowable density, and which land use designation accommodates each of the four required income levels.

**Table 27
Residential Land Use Designation – Allowable Density**

Land Use Designation	Density Permitted (du/gross acre)	Income Category
Rural (R)	Less than 1.0	Above Moderate
Suburban (S)	1.0	Above Moderate
Suburban Medium (SM)	2.0	Moderate
Suburban Residential (SR)	3.5	Moderate
Community Commercial (CC)	Up to 8.0	Lower
Urban Residential (UR)	Up to 10.0	Moderate
Residential Multifamily (RM)	Up to 15.0	Lower
Town Center (TC)	Up to 17.0	Lower
Neighborhood Center (NC)	Up to 21.0	Lower

Source: City of Rio Dell

ZONING TO ACCOMMODATE THE DEVELOPMENT OF HOUSING AFFORDABLE TO LOWER-INCOME HOUSEHOLDS

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the City of Rio Dell is 15 dwelling units per acre. Per Government Code Section 65583.2(c)(3)(B), the City’s zoning is consistent with the standard of 15 dwelling units per acre for suburban jurisdictions and is therefore considered appropriate to accommodate housing for lower-income households.

Based on a conversation with a local affordable housing developer, 12 units per acre was the density of their most recent affordable housing project in the city. They considered this density appropriate for the development of affordable housing in the area, as residents preferred to have more space than they would in a more dense form of housing.

Currently, the RM (residential multifamily) allows up to 15 units per acre and allows multifamily development without a use permit. There are not currently any parcels zoned RM in the City. The City does allow for the development of apartments above commercial spaces, without a use permit, which has the potential to create affordable housing in the Community Commercial (CC), Town Center (TC), and Neighborhood Center (NC) zones.

The City also believes that the Urban Residential (UR) zoning district, which allows for up to 10 units per acre, is appropriate and would be available for additional capacity to meet the City’s lower-income housing need, if needed. For the purpose of this analysis, the City is not relying on the UR zoning district to meet the lower income RHNA. The UR sites inventoried are larger than an acre in size and could easily support larger developments.

In addition, development permitting fees in the City tend to be significantly less than surrounding urban areas. This includes construction permitting fees as well as costs associated with securing other necessary entitlements. In an interview with a local affordable developer who recently constructed an affordable housing development in the area, they confirmed that not only were permitting and impact fees not a barrier to affordable development, but they were markedly lower than any other jurisdiction the developer worked in.

ACCESSORY DWELLING UNIT CAPACITY

In an effort to project out Accessory Dwelling Units (ADUs) to accommodate a portion of the City's lower income RHNA, the City estimated that five ADUs will be built annually during the planning period. This estimate is based on past trends (an average of 2 ADUs per year for 2017 and 2018) and the relaxed requirements in state law. . The City believes that most likely more than five applications will be received annually throughout the planning period.

The City does not track rental prices for ADU; however, to show affordability for these types of units, the City relied on predicted rents for recently constructed rental as a proxy for ADU rental rates. According to consultation with the owners of recently constructed rental properties, the expected rent is between \$1,050 and \$1,100. As shown in Table 19, low-income households can afford a monthly rental cost of \$1,398 without being cost burdened. Comparing the rental rates with the affordability of low-income households, shows that ADUs are appropriate to credit toward the City's lower-income RHNA.

Assuming the City approves five ADUs per year over the eight-year planning period, the City can assume an ADU capacity of 40 units. It is estimated that at least 75 percent of ADUs will be affordable to lower-income households and the remaining 25 percent would be affordable to moderate- income households.

COMPLETED PROJECTS

The River Bluff Cottages is a 26-unit affordable housing complex that include studios, one and two-bedroom apartments. Rents are affordable and deed restricted to very low- income households, with one manager unit.

Amenities include on-site management, a large community dining, kitchen, recreation, and computer room. Onsite resident service coordinator and coin-op laundry facilities. Water, sewer and gas is paid by the owner. This project was completed in March 2020 and is being used to accommodate a portion of the City's RHNA as shown in Table 28.

SITES INVENTORY

Table 28 compares the City of Rio Dell's RHNA to the site inventory capacity. Based on the River Bluff Cottages, and the current sites capacity, the City has a surplus of 61 units available to lower-income households (including extremely low-, very low-, and low-), 25 units available to moderate-income households.

Table 29 provides the characteristics of the available sites for the development of single-family homes and multifamily units, and Figure 1, Vacant Sites Inventory, shows the location of each site.

**Table 28
Comparison of the Regional Housing Need and Residential Sites Capacity**

Income Group	Fifth and Sixth Cycle RHNA	Approved Project Capacity	Remaining RHNA	Site Inventory Capacity	Projected ADU Capacity	RHNA Surplus
Very Low	20	25	7	38	30	61
Low	12					
Moderate	13		13	28	10	25
Above Moderate	37	1	36	22	--	0*
Total	82	26	56	88	40	72

Source: City of Rio Dell 2020; HCAOG.

** It is assumed that surplus from other income categories would provide additional capacity for the above moderate-income group.*

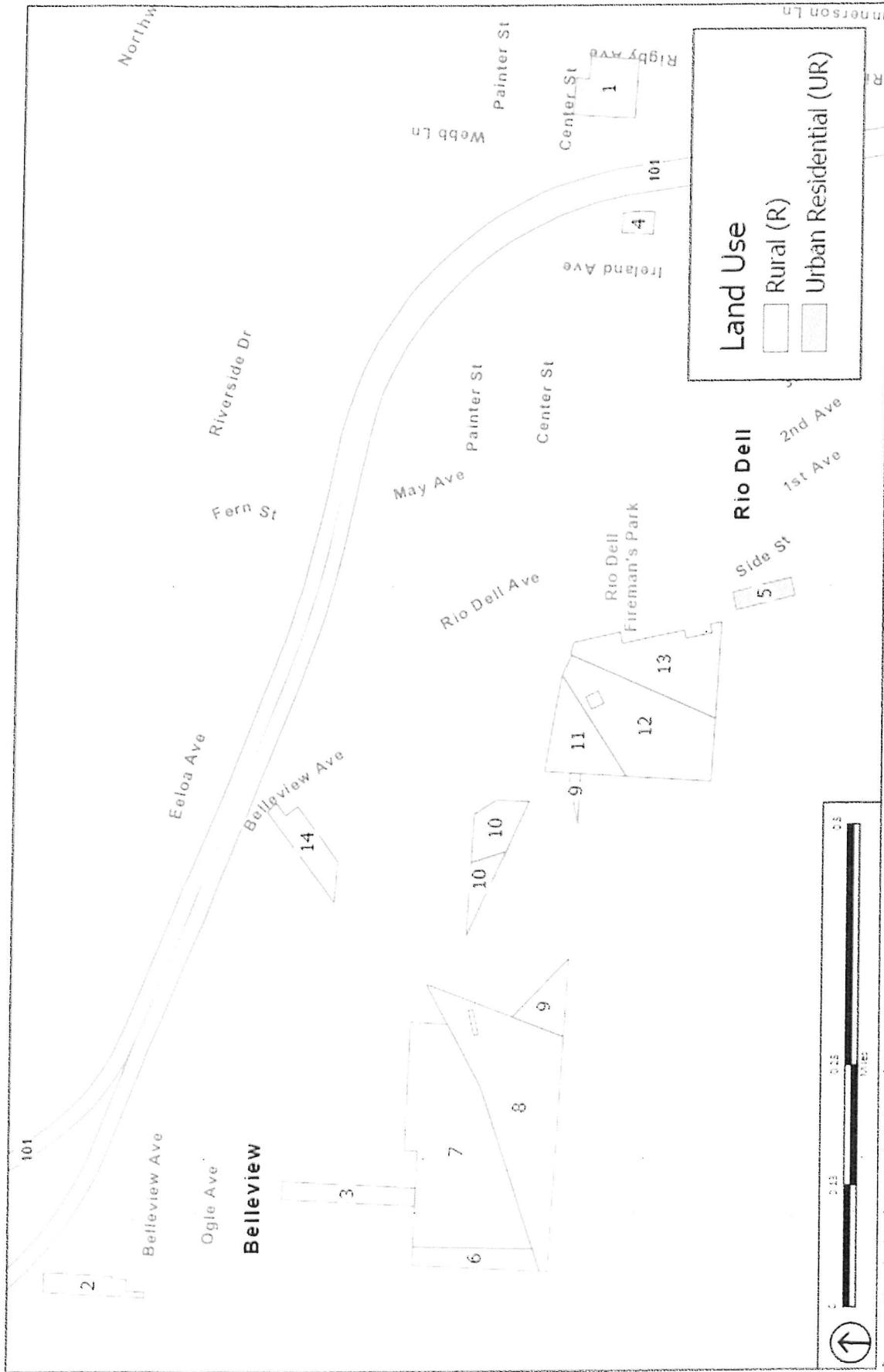
**Table 29
Vacant Residential Sites Inventory**

#	APN	Acres	Address	Land Use/Zoning District	Maximum Potential Units	Realistic Units	Affordability Level	In 2009 Housing Element
Lower Income								
	05212102	1.16		NC	24	19	Very Low/Low	Yes
	05216224-49	2.52		CC	20	16*	Very Low/Low	Yes
	05232305	0.56		CC	4	3*	Very Low/Low	Yes
Subtotal						38		
Moderate and Above Moderate								
2	052-061-057	1.2	Belleview Rd	UR	12	9	Moderate	Yes
3	052-072-006	1.7	Ogle Rd	UR	16	12	Moderate	Yes
4	052-323-007	0.5	Ireland St.	UR	4	3	Moderate	Yes
5	053-081-002	0.6	Monument Rd.	UR	6	4	Moderate	Yes
Subtotal						28		
6	052-031-001	1.6	Tolman Avenue	R	1	1	Above Moderate	No
7	052-031-002	13.0	Tolman Avenue	R	13	10	Above Moderate	No
8	052-031-009	10.6	Rio Vista Lane	R	10	8	Above Moderate	No
9	052-031-011	1.4	Rio Vista Lane	R	1	1	Above Moderate	No
	052-031-012	0.2	Rio Vista Lane	R				
10	052-031-018	0.9	Rio Vista Lane	R	2	2	Above Moderate	No
	052-031-019	1.6	1525 Rio Vista Lane	R				
11	052-041-004	2.7	Pacific Avenue	R	2	1	Above Moderate	No
12	052-041-005	7.3	Pacific Avenue	R	7	5		No
13	052-041-006	5.2	Pacific Avenue	R	5	4	Above Moderate	No
14	052-171-019	1.7	61 Bellview Rd	R	1	1		Yes
Subtotal						22		

Source: City of Rio Dell 2020

*This capacity is not needed to meet the City lower income RHNA.

Figure 1 – Vacant Sites Inventory



Source: Humboldt County GIS, City of Rio Dell

HOUSING CONSTRAINTS

Governmental constraints refer to the policies and regulations that a local government applies to the approval of land use proposals. While local governments can have little impact on market-oriented constraints, such as interest rates, their policies and regulations do impose costs upon development, and in this respect, affect the free operation of the housing market. Governmental constraints may include factors such as land availability, local land use regulations, development standards and building code compliance, permit processing times and procedures, and permit and connection fees.

NONGOVERNMENTAL CONSTRAINTS

Nongovernmental constraints are factors limiting the availability of affordable housing over which local government has little or no control. Housing Element law requires that the City assess these constraints as a basis for possible actions by the local government to offset their effects.

CONSTRUCTION COSTS

Construction costs can vary widely depending on the type of development. Labor and materials costs also have a direct impact on housing costs and make up the main component of housing costs. Residential construction costs vary greatly depending on the quality of materials used and the size of the home being constructed. The City uses the International Code Council's Building Valuation Data to estimate the value of new home construction. A recently constructed single-family home with a garage and porch was valued at \$377,329 and a fourplex was valued at \$481,560 (or \$120,390 per unit). In an interview with a developer who recently completed a 26-unit 100-percent affordable project in Rio Dell, the total construction cost was \$5.2 million, or \$270 per square foot.

LAND COSTS

In a July 2020, survey of five vacant parcels for sale in Rio Dell, land costs ranged from \$25,000 to \$826,153 per acre, depending on the location. Larger, dividable parcels in the suburban zone had a lower cost per acre but would be likely to have a higher development cost due to the current lack of streets and water or wastewater infrastructure. Infill parcels smaller than an acre, both of which were close to Wildwood Avenue, had lower land costs.

MORTGAGE FINANCING

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing. Table 30 illustrates interest rates as of July 2020. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. Lower interest rates can encourage potential homeowners to purchase a home and can set homeowners' mortgage payments at a more affordable amount.

**Table 30
Interest Rates**

Conforming	Interest	APR
30-Year Fixed	3.000%	3.103%
15-Year Fixed	2.625%	2.830%
5-Year ARM	2.625%	2.828%
Jumbo		
30-Year Fixed	3.250%	3.284%
7-Year ARM	2.625%	2.736%

Source: *www.wellsfargo.com, July 2020*

ENVIRONMENTAL CONSTRAINTS

THE CITY OF RIO DELL HAS KNOWN ENVIRONMENTAL FEATURES THAT INCLUDE THE 500-YEAR FLOOD PLAIN AND SOME SLOPE GRADIENTS OF MORE THAN 15 PERCENT. THESE ENVIRONMENTAL CONSTRAINTS DO NOT PRECLUDE DEVELOPMENT ON ANY OF THE IDENTIFIED SITES. GOVERNMENTAL CONSTRAINTS

Governmental constraints refer to the policies and regulations that a local government applies to the approval of land use proposals. While local government can have little impact on market-oriented constraints, such as interest rates, their policies and regulations do impose costs upon development. While these measures are often necessary to protect the public health, safety, or welfare of the community, the effect of any particular requirement must be weighed carefully to ensure that it does not unduly burden the ability of the market to provide for the housing needs of the community. Governmental constraints may include land availability, local land use regulations, development standards and building code compliance, permit processing times and procedures, and permit and connection fees.

The General Plan Land Use Element guides the physical development of the City. The 2015 Land Use Element balances the need for available land with the desire to efficiently provide services and infrastructure and to limit public exposure to natural hazard areas, such as hillsides and the floodplain. The local planning direction advocated by the Land Use Element revision is not to restrict growth but to guide it in an efficient and cost-effective manner.

LOCAL LAND USE CONTROLS AND DEVELOPMENT STANDARDS

Discretionary control over development is exercised through the General Plan, the zoning code, the subdivision ordinance, and other implementing ordinance. The location and density of housing is determined primarily through the policies in the Land Use Element. The authority to specify the location and density of residential development is the most important power available to local government in determining the supply and type of housing that is developed in the community.

LAND USE DESIGNATIONS

The Land Use Element and map designate areas within the City for residential development. To reflect a variety of living environments and infrastructure and service limitations, the Land Use Element and map provide for both urban and rural designations. Urban areas are served by, or are planned to receive, such urban infrastructure as city-maintained streets, municipal sewer and water, storm drainage, and parks. The urban designation includes mixed-use/commercial designations that permit residential use. Rural areas, including the Monument Neighborhood, contains larger acreage parcels without municipal sewer service. The Monument area lies on an upland terrace at an elevation of approximately 350 feet above the City proper and provides a scenic backdrop to the City. Steep slopes and the lack of a publicly maintained road system limit development of this area. The characteristics of the land use designations found in the Land Use Element are summarized below:

- Rural (R): The Rural designation provides for agricultural and very low-density residential areas. The minimum lot size is five acres and the required open space is 90 percent.
- Suburban (S): The Suburban designation provides for a mix of small-scale agricultural and low-density residential areas. This residential designation is intended to provide for residential use at a density of 1 unit per net acre plus 1 secondary dwelling unit per lot, with a minimum lot size of 1 acre. The required open space is 75 percent.
- Residential Multifamily (RM): The purpose of the Residential Multifamily or RM designation is to provide land suitable for higher density residential uses. The minimum lot size is 6,000 square feet with a density of 15 units per net acre. The required open space is 50 percent.
- Suburban Medium (SM): The Suburban Medium designation is intended to provide for residential use at a density of 2 dwelling units per acre plus 1 secondary dwelling unit per lot, with a minimum lot size of 20,000 square feet.
- Suburban Residential (SR): The Suburban Residential designation is intended to provide for residential use at a density of 3.5 dwelling units per acre. The minimum lot size is 12,000 square feet and the required open space is 50 percent.
- Urban Residential (UR): The Urban Residential designation provides for neighborhood residential areas and establishes two density ranges. The minimum lot size is 6,000 square feet for detached single-family dwellings with a maximum density of 7 units per net acre, and 4,000 square feet for attached single-family dwellings with maximum density of 10 units per net acre. The required open space is 50 percent.
- Town Center (TC): The Town Center designation is the heart of Rio Dell. It is a mixed-use district that contains residential, commercial, office, lodging, and civic uses. Apartments on the upper floors of multistory buildings are permitted without a use permit. The minimum lot size is 2,500 square feet. There is no requirement for open space for non-residential uses.
- Neighborhood Center (NC): The Neighborhood Center designation provides for small-scale neighborhood shopping areas located within residential neighborhoods. Apartments on the upper floors of multistory buildings are permitted without a use permit. The minimum lot size is 2,000 square feet and there is no open space requirement.

- **Community Commercial (CC):** The Community Commercial designation provides for large-scale commercial uses. It may also contain office, lodging, and civic uses. Apartments on the upper floors of multistory buildings are permitted without a use permit. The minimum lot size is 5,000 square feet and there is no minimum open space requirement.
- **Public Facility (PF):** The Public Facility designation provides for lands that are reserved for civic, recreation, infrastructure, and cultural uses. There is no minimum lot size or open space requirement.
- **Industrial (I):** The Industrial designation is intended to provide for large-scale industrial uses. Industrial uses are permitted to a maximum density of 0.35 FAR. Development is limited to four stories or 45 feet. No residential uses are permitted. A minimum of 10% open space is required per development project.
- **Industrial/Commercial (IC):** This designation provides for industrial and commercial uses. It will be applied to land bordering U.S. Highway 101 that has historically been industrial but has potential for commercial establishments. A minimum of 10% open space is required per development project. Industrial/Commercial is permitted to a maximum density of 1.5 FAR on 20% and 0.35 FAR on 80% of the designated area. Development is limited to four stories or 65 feet. No residential uses are permitted.
- **Natural Resources (NR):** This designation is intended to preserve agriculture, timber production, and conservation uses in areas where these uses already occur. Uses permitted in NR-designated timber production and agricultural areas are the same type and intensity of timber production and agricultural uses that already occur in these areas. New urban development is not permitted in NR-designated areas.

ZONING STANDARDS

The City of Rio Dell exercises discretionary authority over the residential development entitlement process through the implementation of zoning and subdivision ordinances. These ordinances establish development standards to regulate all residential construction consistent with the General Plan. Development standards refer to those requirements, such as minimum open space, that must be followed when placing structures on real property. The subdivision regulations similarly control the creation of new lots for development and regulate such matters as the layout of streets and lots, utility extensions, grading, and drainage improvements, both on- and off-site. Table 31 provides a summary of the City’s development standards in zones that permit residential uses.

**Table 31
Development Standards, Zones Permitting Residential Uses**

Zone	Minimum Lot Size	Maximum Ground Coverage	Minimum Lot Width	Setbacks			Building Height
				Front ²	Rear	Side ³	
Suburban Residential (SR)	12,000 SF	50%	75'	25'	20'	6'	35'
Urban Residential (UR)	6,000 SF	50%	60'	20'	10'	5'	35'
Residential Multifamily (RM)	6,000 SF <i>Not less than</i>	60%	60'	20'	10'	5'	45'

Zone	Minimum Lot Size	Maximum Ground Coverage	Minimum Lot Width	Setbacks			Building Height
				Front ²	Rear	Side ³	
	<i>600 SF for each dwelling unit</i>						
Town Center (TC)	2,500 SF	100% for Commercial <i>Floor area ratio = 2</i>	25'	N/A	N/A 10' if abutting residential	N/A 5' if abutting residential	45' or 3 stories
Neighborhood Center (NC)	2,000 SF	100% <i>Floor area ratio = 1.5</i>	25'	N/A 15' if abutting residential	N/A 15' if abutting residential	N/A 15' if abutting residential	45' or 3 stories
Community Commercial (CC)	5,000 SF	100% <i>Floor area ratio = 1.5</i>	50'	N/A 15' if abutting residential	N/A 15' if abutting residential	N/A 15' if abutting residential	45' or 3 stories
Rural (R)	5 Acre	25%	100'	20'	20'	20'	35' or 2 stories
Public Facility (PF)	N/A ¹	N/A ¹	N/A ¹	N/A ¹	N/A ¹	N/A ¹	N/A ¹
Suburban (S)	1 Acre	25%	100'	20'	20'	20'	35' or 2 stories
Suburban Medium (SM)	20,000 SF	25%	100'	20'	20'	20'	35' or 2 stories

¹ Except as provided in use permit conditions

² In any Residential Zone, where more than one-half of the block is occupied with buildings, the required front yard setback shall be the average of the improved sites, to a maximum of that required for the zone, but in no case less than 10 feet.

³ In any Residential Zone, the side yard of a corner lot shall be equal to the front yard setback if any part of the main building is within 25 feet of the rear lot line or one-half the front yard setback if all parts of the main building are more than twenty-five (25) feet from the rear lot line.

The City adopted these development standards to ensure that minimum levels of design and construction quality are maintained, and adequate levels of street and facility improvements are provided. While these standards generally apply to all developments, there is an opportunity to modify such standards through planned development zoning, or the exception process, to address site-specific design constraints associated with topography or sensitive resource areas. Additionally, qualifying housing projects (i.e., those including a specified number of units affordable to lower-income households and/or seniors) can seek further flexibility through "additional incentives" as provided under the state density bonus law. The City zoning regulations also allow for variances to building height, lot size, and setbacks where it can be demonstrated that because of exceptional circumstances related to the property or location, the owner is deprived of rights generally available to other property owners with lands similarly zoned.

In general, the development standards contained in Rio Dell's zoning and subdivision ordinances do not operate as a constraint to development. The minimum lot size requirement, building height, setbacks, lot coverage, and parking requirements for single-family and multifamily development are typical of those within other area cities and urbanized locations in Humboldt County. In the Urban Residential zone, Rio Dell allows for a larger percentage of the lot to be covered than comparable zones in neighboring jurisdictions. Table 32 shows a comparison of these standards with Humboldt County and the City of Rio Dell.

**Table 32
Development Standards Comparison**

Jurisdiction	Lot Size	Building Height	Lot Coverage ¹	Parking Spaces per Dwelling Unit
Rio Dell				
Single-Family, UR Zone	6,000 SF	35'	50%	2 spaces per unit
Duplexes, UR Zone	4,000 SF	35'	50%	2 spaces per unit
Multifamily, 3+ Units, RM Zone	6,000 SF	45'	60%	1BR: 1 space per dwelling unit 2-3BR: 2 spaces per dwelling unit 4+ BR 2.5 spaces per dwelling unit Guest parking: 0.5 spaces per dwelling unit
Multifamily, 3+ Units, Affordable Senior Housing, RM Zone	6,000 SF	45'	60%	1BR: 0.75 space per dwelling unit 2-3BR: 1 space per dwelling unit 4+ BR 1.5 spaces per dwelling unit Guest parking: 0.5 spaces per dwelling unit
Humboldt County				
Single-Family, RS-5	5,000 SF	35'	35%	1 to 2 spaces 2
Multifamily, RM Zone	5,000 SF	35'	60%	1 to 2 spaces 2

Notes:

1 Lot coverage is the "footprint" occupied by structures and is the inverse of the "open space" standard contained in the Land Use Element

2 Based on number of bedrooms

TYPICAL DENSITIES FOR DEVELOPMENT

The City of Rio Dell is a small city in a rural area with some physical constraints to outward expansion, such as the steep Eel River to the east. Development activity is limited to infill of the remaining pastureland in the western areas of the City. There was one subdivision since the adoption of the fourth-cycle Housing Element, which met the density standard for its land use designation. Typical single-family residential lots vary in size from approximately 6,000 square feet to 1 acre and support between 1 and 10 single-family homes per acre. Typical single-family densities are four to six homes per acre. Multifamily densities are typically 15 units per acre. Proposed subdivisions at a lower level of density than the midpoint of the density range established for the land use designation would be required to submit a development plan demonstrating that the parcels could be further subdivided or developed to meet the midpoint density.

REQUIRED SUBDIVISION IMPROVEMENTS

Under its subdivision ordinance, the City requires a number of improvements in connection with approval of subdivision maps. These include improvements to the frontage of the lot, storm drain improvements, improvements to ensure street access as needed, and any required utility connections and improvements required to underground those utilities in most circumstances. The cost of these improvements varies with the level of existing improvements, length of utility extensions, need for subsurface drainage structures, and the related factors. These improvements may be deferred if deemed necessary by the City Engineer, particularly when construction of the improvements is impractical or in circumstances where the surrounding neighborhood does not have the same improvements. These costs are not a barrier to development; in an interview with a developer who recently completed a 100-percent affordable housing project in the city, subdivision improvements represented only around \$100,000 of the total \$5.2 million project cost (just over one percent of the project cost).

PERMIT PROCESSING FEES

State law requires that local permit processing fees charged by local governments must not exceed the estimated actual cost of processing the permits. The fees currently charged by the City for processing various land use permits are detailed in Table 33. Compared with fees charged by the County for the unincorporated area outside the City, Rio Dell’s fees are generally lower. These fees represent a very small part of the overall home value, so do not represent a constraint to housing development. The City does not charge impact fees.

**Table 33
Permit Processing Fees**

Permit	Fee
General Plan Amendment	Actual Cost \$1,200 Deposit
Zone Reclassification	Actual Cost \$1,200 Deposit
Conditional Use Permit	Actual Cost \$500 Deposit
Variance	Actual Cost \$500 Deposit
Appeal	\$100 (Administrative) \$250 (Public Hearing)
Subdivision (4 parcels or less)	Actual Cost \$1,200 Deposit
Major Subdivision (More than 4 parcels)	Actual Cost \$2,000 Deposit
Lot Line Adjustment	Actual Cost \$500 Deposit
Parcel Merger	Actual Cost \$200 Deposit
Home Occupation Permit	\$40

Environmental Impact Report	Actual Cost \$2,000 Deposit, Report Preparation \$500 Deposit, Report Review
Initial Study and Negative Declaration	Actual Cost \$750 Deposit, Report Preparation \$350 Deposit, Report Review

City of Rio Dell Master Fee Schedule, 2018-2019

PROCESSING PROCEDURES AND TIMELINE

The City works to ensure that permit applications are processed in a timely fashion, and that permit processing procedures do not present a constraint to new development. Table 34 and Table 35 outline the estimated time required to process applications for a range of permits as well as an outline of the required processes for project approval. Planning Commission reviews projects that are subject to design review, and that process typically only involves reviewing landscaping plans.

Table 34
Estimated Application Processing Timeline

Project Type	Time Needed	Approval Body
Variance	6 to 8 Weeks	Planning Commission
Architectural and Site Plan Review	6 to 8 Weeks	Planning Commission
Conditional Use Permit	6 to 8 Weeks	Planning Commission
Building Permit (Ministerial)	1 to 2 Weeks	City Staff
Subdivisions and Use Permits	6 to 8 Weeks	Planning Commission
CEQA Exempt or Negative Declaration without Responsible or Trustee Agency	4 to 6 Weeks	Planning Commission
Mitigated Negative Declaration with Responsible or Trustee Agency	6 to 8 Weeks	Planning Commission
General Plan Amendments and Zone Reclassifications	6 to 8 Weeks	Planning Commission and City Council

Source: City of Rio Dell, 2020

Table 35
Estimated Project Approval Processes and Processing Timeline

Housing Type	Single-Family Units	Subdivisions	Multifamily (<4 Units)	Multifamily (5+ Units)
Process	Site Plan	Tentative map	Site Plan Review	Site Plan Review
	Review of Construction Drawings, Energy Calculations, Sprinkler Plans	Final Map	Review of Construction Drawings, Energy Calculations, Sprinkler Plans	Review of Construction Drawings, Energy Calculations, Sprinkler Plans
		Initial Study		Design Review Approval

		Site Plan Review		Subject to CEQA
Estimated Processing Time	4 Weeks	6-8 Weeks	6-8 Weeks	6-8 Weeks

Source: City of Rio Dell, 2020

DESIGN REVIEW PROCESS

Residential subdivisions of five or more parcels or multifamily residential developments are required to undergo Design Review to ensure that development complies with the City's design guidelines. Design Review approval is required prior to the issuance of any ministerial permit approvals or either prior to or in conjunction with discretionary action. The City has not yet enacted a process for approving projects that qualify for ministerial approval under SB 35.

DENSITY BONUS

Under current state law (Section 65915 of the California Government Code), cities and counties must provide a density increase up to 35 percent over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. In 2014, the City updated Section 17.30.090 to comply with state law and outline the process for requesting a density bonus. In 2019, the state passed AB 1763, which amended Section 65915 to require a density bonus to be provided to developers for projects in which 100 percent of units are affordable to lower-income households with no more than 20 percent of units affordable to moderate-income households. Section 17.30.090 of the City's zoning code aligns the City's density bonus program with State Density Bonus Law.

PROVISIONS FOR A VARIETY OF HOUSING

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing. Table 36 summarizes the permitted housing types.

**Table 36
Housing Types Permitted by Zoning District**

Housing Types Permitted	Suburban Residential (SR)	Urban Residential (UR)	Residential Multifamily (RM)	Town Center (TC)	Neighborhood Center (NC)	Community Commercial (CC)	Rural (R)	Public Facility (PF)	Suburban (S)	Suburban Medium (SM)
Single-Family Detached ¹	P	P	P	NP	NP	NP	P	NP	P	P
Single-Family Attached	NP	UP	P	NP	NP	NP	NP	NP	P	P
Duplexes to Fourplexes	NP	UP	P	P ¹	P ¹	P ²	NP	NP	P	P
Multifamily (5+ Units)	NP	UP	P	P ¹	P ¹	P ²	NP	NP	P	P
Accessory Dwelling Units	P	P	P	P	P	P	P	NP	P	P
Emergency Shelters	NP	NP	P	NP	NP	NP	NP	NP	NP	NP
Transitional Housing	NP	NP	P	NP	NP	NP	NP	NP	NP	NP
Rooming and boarding	NP	UP	NP	NP	NP	NP	UP	NP	UP	UP
Care Facilities (6 or fewer persons)	NP	NP	P	NP	NP	NP	NP	NP	NP	NP

Housing Types Permitted	Suburban Residential (SR)	Urban Residential (UR)	Residential Multifamily (RM)	Town Center (TC)	Neighborhood Center (NC)	Community Commercial (CC)	Rural (R)	Public Facility (PF)	Suburban (S)	Suburban Medium (SM)
Care Facilities (7 or more persons)	NP	NP	UP	NP	NP	NP	NP	NP	NP	NP
Live-Work Units	NP	NP	NP	UP ³	NP	NP	NP	NP	NP	NP
Employee Housing	NP	NP	NP	NP	NP	NP	NP	UP ⁴	NP	NP

Source: City of Rio Dell Municipal Code.

P=Principally Permitted Use; UP= Use Permit Required; NP=Not Permitted

1 Mobile Home or Manufactured Homes are treated as single family dwellings.

2 Apartments permitted on upper floors of multistory buildings

3 Where residential activities are located at the back of buildings, and do not occupy more than 40 percent of the gross floor area

4 Limited to a caretaker apartment

Note: The City has included program B-2 to address state law.

EMERGENCY SHELTERS

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

California legislation (SB 2, 2007) requires jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. Within identified zones, only objective development and management standards may be applied, given that they are designed to encourage and facilitate the development of or conversion to an emergency shelter. The City permits Emergency Shelters as a principally permitted use in the Residential Multifamily (RM) zone. Additionally, to ensure sufficient capacity, the City has included program B-2.

TRANSITIONAL AND SUPPORTIVE HOUSING TYPES

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse, or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units, and may include supportive services to allow individuals to gain necessary life skills in support of independent living. Transitional housing is currently considered a principally permitted use in the Residential Multifamily (RM) zone. As part of Program B-2, the City will amend the zoning code to permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone, in accordance with California Government Code Section 65583(a)(5).

ACCESSORY DWELLING UNITS

In 2020, the City passed Ordinance No 379-2020 to replace the existing regulations around Second Dwelling Units with new regulations for ADUs and Junior Accessory Dwelling Units (JADUs). These regulations permit ADUs and JADUs to be built as a principally permitted use in any zone that permits single-family or multifamily residential uses and includes an existing dwelling. In certain designated areas on the Dinsmore Plateau, where water and sewer services, transportation infrastructure, or other necessary services are not available, a conditional use permit may be required. ADUs and JADUs may not be rented as short-term rentals but may be rented on a long-term basis.

CONSTRAINTS ON PERSONS WITH DISABILITIES

This section analyzes the governmental constraints that may exist on the development of housing for persons with disabilities. State legislation (SB 250, 2001) requires the City to analyze the governmental constraints on the development of housing for persons with disabilities and demonstrate the City's efforts to remove such constraints, including accommodating procedures for the approval of group homes.

The City has analyzed its land use, zoning, and building code provisions and processes to determine what accommodations and constraints exist relative to housing for persons with disabilities. Persons with disabilities may reside in residential units in any zoning district that allows residential uses. Some may choose to reside in a residential facility or group home designed for occupancy by or with supportive services. Six or fewer unrelated persons inhabiting a residence or community care facility are permitted by right in the Residential Multifamily (RM) zone. There is no limit to the number of group homes that may be in an area.

Large group homes, for seven or more persons, may be in the RM zone, subject to approval of a conditional use permit.

Section 17.30.340 of the City's code was amended during the previous planning period to allow for front yard averaging for setback requirements. This removes a barrier related to the installation of ramps. Additionally, ramps less than 30 inches above-grade do not require Building Permits.

BUILDING CODE AND ENERGY CONSERVATION

The City implements Title 24 of the California Code of Regulations, in which California has adopted the 2019 California Building Code and other model codes (electrical, plumbing, mechanical, etc.).

Rio Dell is a member of the Redwood Coast Energy Authority (RCEA). The RCEA is a joint-powers authority that works across Humboldt County to promote energy efficiency, reduce demand, and promote the use of renewable energy resources in the region. The RCEA operates a community choice aggregation program to maximize the use of renewable energy countywide, and has coordinated the development of electric vehicle infrastructure, including one charger at a public parking lot in Rio Dell. The RCEA also provides residents with information about available Self Generation Incentive programs from the state and makes free energy efficiency kits available, which include products to assist with more efficient lighting and weatherization. Additionally, Pacific Gas and Electric Company (PG&E) provides energy savings assistance programs for lower-income residents. Energy conservation is also a required element of the design of subdivision improvements, per Section 16.25.040 of the City's code. To the extent possible, developers are required to provide opportunities for future passive or natural heating or cooling.

LAND INVENTORY ANALYSIS: INFRASTRUCTURE—WATER TREATMENT

The City water system in Rio Dell produces approximately 90 million gallons of drinking water per year, or 0.246 million gallons per day (MGD). Average daily use is approximately 0.267 MGD, and peak daily use is approximately 0.474 MGD. Infrastructure improvements are currently focused on service reliability rather than increasing plant capacity. In 2014, the city developed a well-based backup water supply to provide resource security during periods when the primary source, the Eel River, is experiencing a drought. Regional water

extraction from the Eel River Valley Groundwater Basin is estimated to be at 50 percent of capacity. The city water system currently draws from an infiltration gallery in the Eel River rather than groundwater. There is currently sufficient water capacity to meet the City's RHNA.

LAND INVENTORY ANALYSIS: INFRASTRUCTURE—WASTEWATER TREATMENT

Wastewater collection and treatment services are provided to city residents by the city. The wastewater treatment system currently serves 1,448 connections. In 2013, the city completed an upgrade to its wastewater treatment plant and continues to seek funding for facility improvement projects. The system's design flow is 2 MGD, with an average daily flow of 0.25 MGD. There is currently sufficient wastewater capacity to meet the City's RHNA.

AVAILABLE DRY UTILITIES

Dry utilities, including refuse collection, electricity, and telephone service, are available to all areas within the City. There is sufficient capacity to meet the current need and any future need. Service providers are as follows:

- Electricity: PG&E
- Telephone: AT&T
- Fiber Cable: Suddenlink

REVIEW OF LOCAL ORDINANCES

Short Term Rental (STR) regulations can be found in Section 17.03.340 (Vacation Dwelling Units) of the Zoning Code. Vacation dwelling units are permitted in the Urban Residential (UR), Suburban Residential (SR), Suburban (S), and Rural (R) zones and are prohibited in all other zones. Vacation rentals must be used for transient use, meaning any contractual use of the unit must be less than 30 consecutive days. The vacation rental may be a principal dwelling or a legal secondary dwelling unit but must be rented in its entirety and must provide complete independent living facilities including permanent provisions for living, sleeping, eating, cooking, and sanitation. The property owner must apply for and obtain an approved vacation dwelling unit permit, subject to annual review and no-fee renewal, and a valid business license prior to operation, and pay all applicable taxes and fees. The current regulations do not require the property owner to live on-site; however, a 24-hour emergency contact phone number for the property owner, property manager, or a designee must be made available and the contact must live within 30 miles of the city limits to respond personally to emergencies.

The City's Short Term Rental (STR) regulations do not hinder the development of housing.

3. OPPORTUNITIES FOR ENERGY CONSERVATION

The cost of housing includes not only rent but utility costs. Higher utility expenses reduce affordability. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, utility bills burden the poor and can cause homelessness.

RESIDENTIAL ENERGY STANDARDS

The California Building Code (Title 24 of the California Code of Regulations) requires new residential construction to meet a comprehensive set of standards for energy conservation. The City continuously supports the energy efficiency construction standards of Title 24 in local building codes.

LOCAL ENERGY CONSERVATION PROGRAMS

The RCEA administers grants and programs countywide to promote energy conservation, which benefits Rio Dell. RCEA provides free home energy and water efficiency kits to customers that may include items such as LED light bulbs, power strips, weather stripping, and water-efficient showerheads. The RCEA also provides a free energy advisor service to help customers make decisions about electric vehicle ownership or charging systems, energy rate options, and energy-efficient appliance options.

Table 37 summarizes additional available programs related to energy conservation that can be considered and engaged in the production of affordable housing.

Table 37
Energy Conservation Programs

Housing Program	Program Intent/Description	Eligible Activities	Funding Source
241(a) Rehabilitation Loans for Multifamily Projects	Provides mortgage insurance for improvements, repairs, or additions to multifamily projects.	Energy conservation Multifamily rehabilitation	HUD
Community Development Block Grant Entitlements	Provides formula funds to metropolitan cities and urban counties to support the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities.	Acquisition Infrastructure improvements Group homes/homeless and transitional housing Housing preservation and rehabilitation New construction (if completed by nonprofit groups)/self-help housing Public services and community facilities Landlord/tenant mediation Accessibility retrofit and energy conservation Administration	HUD
Energy Efficient Mortgages	Provides mortgages to homeowners looking to finance energy efficiency improvements.	Energy conservation upgrades	HUD (FHA)
Fannie Mae-FHA Green Finance Plus	Provides loans with lower interest rates for "green" property improvements.	Multifamily rehabilitation Energy conservation	Fannie Mae

Source: HUD.gov and FannieMae.com, 2020

AFFIRMATIVELY FURTHERING FAIR HOUSING

Because most of the City’s population across all census tracts are white, Rio Dell does not have any census tracts identified as R/ECAPs by HUD. No areas of segregation within the City were identified. Additionally, the percentage of White, non-Hispanic residents (87.5 percent, according to the 2014–2018 ACS) is only slightly higher than that of the county as a whole (80.1 percent), which does not indicate segregation in the city as compared to the region as a whole.

According to the Statewide 2020 Analysis of Impediments to Fair Housing Choice, Humboldt County had the highest rate of children under six years old with blood lead-levels above 4.5 micrograms per deciliter (77 per 1,000 tested). While there may be several sources for lead poisoning, it suggests that housing available in the county may require rehabilitation to make housing choices safe for families with young children, particularly lower-income families with fewer housing options. Program B-1, which provides home rehabilitation loans to lower-income residents, can help to address these barriers.

QUANTIFIED OBJECTIVES

Breaking down the projected needs into quantified number of units per income group and type of housing provided, the City’s objectives and anticipated market activity for the planning period are listed in Table 38.

Table 38
Quantified Objectives

Income Category	New Construction ¹	Rehabilitation ²	Conservation ³	Total
Very Low	20	--	--	20
Low	12	8	23	43
Moderate	13	--	--	13
Above Moderate	37	--	--	37
Total	82	8	23	113

Source: City of Rio Dell 2020.

¹ Based on the City’s RHNA.

² The projected number of units to be rehabilitated is based on the implementation of program B-1 through the remainder of the planning period.

³ According to CHPC there is currently one project, Rio Dell Terrace Apartments, at risk of converting to market rate.

**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



October 7, 2020

Kevin Caldwell, Community Development Director
Community Development Department
City of Rio Dell
675 Wildwood Avenue
Rio Dell, CA 95562

Dear Kevin Caldwell:

RE: Review of the City of Rio Dell's 6th Cycle (2019-2027) Draft Housing Element

Thank you for submitting the City of Rio Dell's (City) draft housing element received for review on September 28, 2020, along with revisions received on October 6 and 7, 2020. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. This review was expedited to facilitate meeting funding requirements.

The draft element, incorporating the revisions submitted, meets the statutory requirements of State Housing Element Law. The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585, subdivision (g).

Government Code section 65588, subdivision (e)(4), requires a jurisdiction that failed to adopt its housing element within 120 calendar days from the statutory due date to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. The City did not meet the requirements of Government Code section 65588, subdivision (e)(4); therefore, it is subject to the four-year revision requirement until the City has adopted at least two consecutive updated revisions by the applicable due dates. The next opportunity to adopt on time will be on or before August 31, 2023.

Public participation in the development, adoption and implementation of the housing element is essential 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.

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 meets housing element requirements for these and other funding sources.

HCD appreciates the diligence you and Cynthia Walsh from PlaceWorks provided during the course of our review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Jamillah Williams, of our staff, at (916) 263-4849.

Sincerely,

A handwritten signature in black ink that reads "Shannan West". The signature is written in a cursive, flowing style.

Shannan West
Land Use & Planning Unit Chief



Notice of Availability of Negative Declaration of Significant Environmental Impacts Related to the Rio Dell 2019 – 2027 Housing Element Update State Clearinghouse # 2019069048

The City of Rio Dell has completed the Initial Study and Negative Declaration of Significant Environmental Impacts pursuant to the California Environmental Quality Act (CEQA). The Public review/comment period is from June 12, 2019 to July 10, 2019.

California State law requires that counties and cities adopt Housing Elements as part of their General Plans to analyze issues of housing availability, affordability, and needs in their communities. Housing element law is the state's primary market-based strategy to increase housing supply. The law recognizes the most critical decisions regarding housing development occur at the local level within the context of the General Plan. In order for the private sector to adequately address housing needs and demand, counties and cities must adopt land-use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development for all income groups. To accurately reflect the housing needs of a community, State law requires Housing Elements to be comprehensively revised every eight years.



Updated Housing Elements must adequately plan to meet the City's existing and projected housing needs, including its share of the regional housing need. The Housing Element includes an analysis of both the constraints that may impact housing development as well the resources available to facilitate it.

The public is encouraged to review the Initial Study and Negative Declaration of Significant Environmental Impact. Copies of the Initial Study and Negative Declaration of Significant Environmental Impacts are available at City Hall, 675 Wildwood Avenue and the Rio Dell Library, 715 Wildwood Avenue. In addition, a copy is available on the City's website, <http://cityofriodell.ca.gov/> and the State Office of Planning and Research (OPR) at <https://ceqanet.opr.ca.gov/>.

Comments concerning the Housing Element Initial Study and Negative Declaration of Significant Environmental Impacts should be submitted to the Planning Division as soon as possible and no later than July 10, 2019. For more information contact Kevin Caldwell, Community Development Director at (707) 764-3532 or by email at caldwellk@cityofriodell.ca.gov.

2019 – 2027
City of Rio Dell Housing Element Update
Initial Study and Negative Declaration

I. INTRODUCTION

This Initial Study (IS) and Negative Declaration (ND) evaluates the 2019 - 2027 City of Rio Dell Housing Element Update (2019 – 2027) Housing Element or Element) pursuant to the California Environmental Quality Act (CEQA). This is a program level IS/ND. It evaluates the effects that goals, policies, and related implementation measures proposed in the City of Rio Dell Housing Element Update that would potentially have on the environment. The IS focuses on the secondary effects from adoption of the Element and is not as detailed as a project level IS. This document has been prepared in accordance with CEQA, Public Resources Code Sections 21000 et seq., and the CEQA Guidelines.

Purpose and Document Organization

The purpose of the IS/ND is to evaluate the potential environmental impacts of the proposed 2019 - 2027 Housing Element. This document includes:

- I. Introduction
- II. Project Description
- III. Environmental factors Potentially Affected
- IV. Determination
- V. Environmental Checklist and Evaluation

II. PROJECT DESCRIPTION

The 2019 - 2027 Housing Element of the Rio Dell General Plan is mandated by State law, and federal requirements, to address the long-term development of housing in the City of Rio Dell. The purpose of the Housing Element is to identify and analyze existing and projected housing needs. The Element also provides a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing for all economic groups.

Housing Element Amendment is subject to CEQA; no specific projects are proposed as part of the Housing Element Update as this Element is strictly a planning document.

Housing Element Contents

The 2019 - 2027 Housing Element Update represents a revision of the Housing Element of the General Plan, adopted certified in 2011. This revision is being prepared to meet State legislative provision as described in Section 65588 of the Government Code and to address issues required by a substantial number of new and amended Government Code provisions passed since the adoption of the former Housing Element. The revision of this Element is also required to achieve consistency with the City's General Plan Land Use Element. Lastly, the Element is being revised to address a variety of local housing issues currently facing the City including the provision of affordable, safe, quality housing for all City residents.

The Rio Dell Housing Element Update process, Government Code Section 65583, delineates three components for a Housing Element.

- 1) An assessment of housing needs with detailed discussion of population and household characteristics, existing and projected housing needs, existing housing stock characteristics, inventory of lands suitable for residential uses.
- 2) A statement of the City's goals, objectives, and policies developed to address the City's housing needs. The 2019 - 2027 Housing Element identifies programs that address housing quality and quantity, housing affordability and access, equal housing opportunities and natural resources, energy efficiency and conservation.
- 3) A housing program that describes actions the City will undertake or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

Surrounding Land Uses and Environmental Setting

The City of Rio Dell is located on the Northern California Coast along Highway 101 and the Eel River in the Eel River Valley. The City is approximately 250 miles north of San Francisco, 26 miles south of Eureka (the county seat), and two miles southwest of the City of Fortuna.

This project is a General Plan Amendment that is citywide in application and includes the Sphere of Influence boundary.

Other Approvals Required

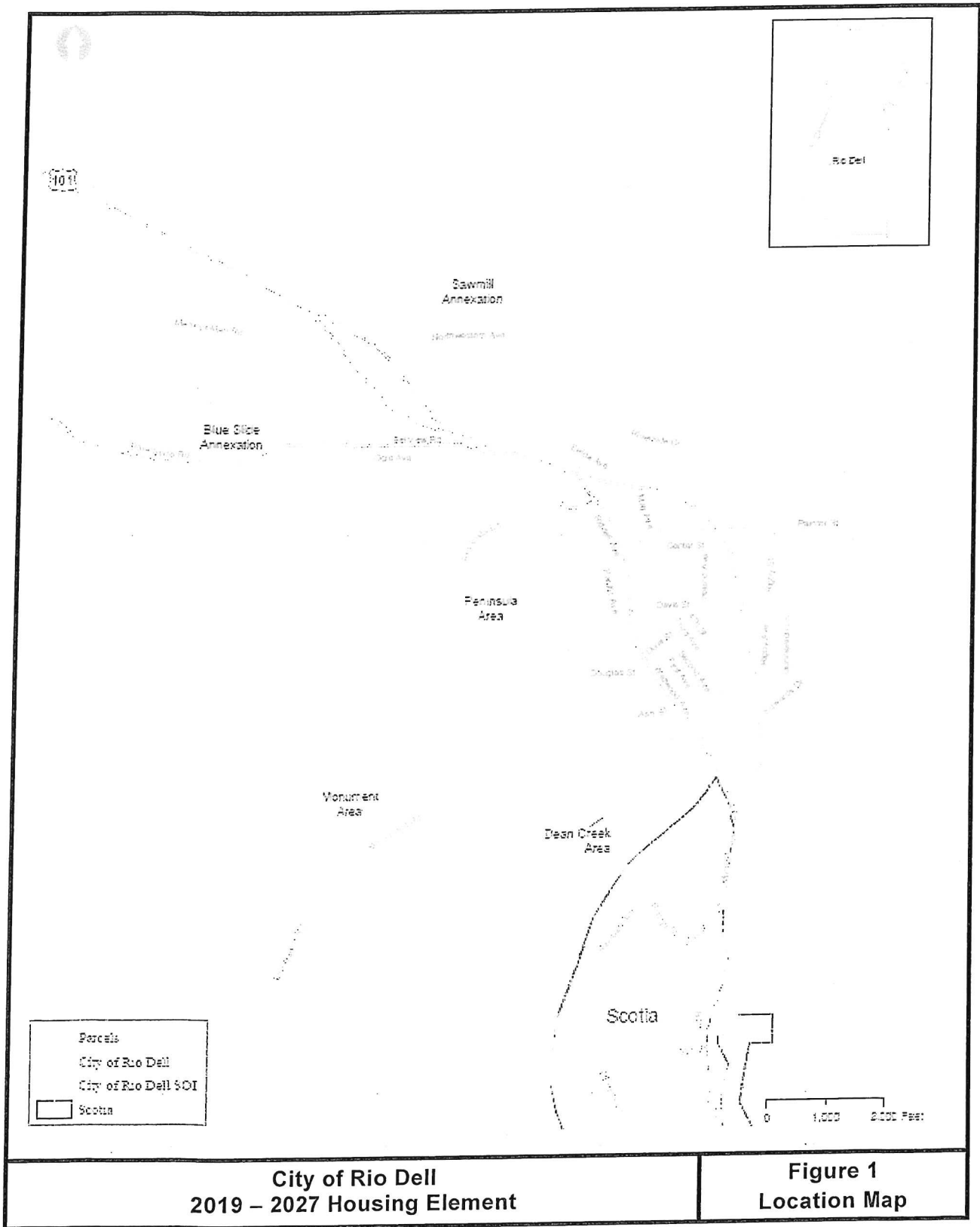
iii

Although the 2019 - 2027 Housing Element Update does not require other public agency approvals, the California Department of Housing and Community Development (HCD), per Government Code Section 65585, is required to review the document before it can be adopted as a General Plan Amendment.

Local Public Review Period

June 12, 2019 – July 10, 2019

State Clearing House #: 2019069048



III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by 2009 - 2017 Housing Element, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Haz. Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

IV. DETERMINATION

On the basis of this initial evaluation:

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

Signature: *Kevin Caldwell*

Date: June 10, 2019

Kevin Caldwell, Community Development Director

V. ENVIRONMENTAL CHECKLIST AND EVALUATION

Evaluation of Environmental Impacts

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addresses. Identify that effects from the above checklist were within the scope of and adequately analyze in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures that they address site-specific conditions for the project.

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

ENVIRONMENTAL CHECKLIST AND IMPACT ANALYSIS:

1. AESTHETICS. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings visible from a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The City of Rio Dell, located in the Eel River Valley, is dominated by scenic vistas of redwood-covered slopes meeting winding river deltas. Bound to the north, east and south by the nationally designated Wild and Scenic Eel River and to the west by the Scotia Bluffs, the City provides high aesthetic value to greater Humboldt County.

Rio Dell's scenic resources include not only the natural environment, but the built environment as well. Rolling hills surround the changing elevations of the City with various land uses positioned along an historic riverbed, graduated slopes and open plateaus. Within the City, views include residences, schools, churches and a variety of landscape elements. Along its eastern boundary, trees provide a visual buffer to Highway 101 which is *eligible* for official scenic highway designation.

The Rio Dell General Plan Scenic Highway Element states that Monument Road, and Blue Slide-Grizzly Bluff Roads are both considered scenic by local residents and were suggested for inclusion in any scenic route program. Residents living in the Monument area and the hillside above Pacific Avenue have a broad vista of the "Eel River as it flows past the community" as well as the Scotia Bluffs across the River.

The City is further characterized by its various neighborhoods. Older neighborhoods can be distinguished by distinctive architecture that contributes to the City's aesthetic value. However, low quality construction and incremental development has decreased the aesthetic value of certain areas of the City.

Discussion/Determination

a-c) The Housing Element will not: have a substantial adverse effect on a scenic vista, substantially damage scenic resources such as trees, rock outcroppings, or historic buildings within a scenic highway; not substantially degrade the existing visual character or quality of

the site and its surrounding.

The impact of City development on scenic resources was previously addressed in Rio Dell General Plan 2015 Program EIR (2015 EIR) which serves as a first-tier EIR for subsequent environmental review.

Buildout of the 2019 - 2027 Housing Element would add new residential structures in the City of Rio Dell. The Element accommodates the Department of Housing and Community Development (HCD) Regional Housing Needs Allocation (RHNA) numbers which plan for an additional 51 housing units over the next eight years. The majority of these new housing units would be located within existing developed areas. Views across vacant lots designated for urban development could be impacted if new housing units were located there.

The slopes of the Monument neighborhood are designated for rural land uses and some visual impacts are expected due to limited new residential development in that area. This is potentially significant because the Monument neighborhood is a prominent vista in Rio Dell. Uses along the bank of the Eel River will not change significantly; however, some visual impacts may occur as new residential development occurs in that area.

The aesthetic impacts would be potentially significant if implementing the 2019 - 2027 Housing Element resulted in substantial adverse impacts on scenic, vistas, or viewsheds. Policies within the Housing Element do not conflict with the City's land use designations; therefore, new structures permitted within the Housing Element are appropriate.

Furthermore, future housing development will be subject to zoning, subdivisions and related implementation, and ordinance compliance would analyze potential impacts to scenic vistas or roadways. Impacts will be identified and mitigated on a project-by-project basis. These established ordinances regulate height, setbacks, and other aesthetic considerations.

For the above reasons, a ***less than significant impact*** will occur.

d) The 2019 - 2027 Housing Element will not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

The 2019 - 2027 Housing Element would not directly create a new source of substantial light or glare that would adversely affect nighttime views as the Element does not include any specific development designs or proposals, nor does it grant any entitlements for development. Future residential projects would be analyzed on a project-by-project basis and would be subject to the City's current standards, design and land use regulations. A ***less than significant impact*** will occur.

2. AGRICULTURE AND FORESTRY RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with agricultural zoning or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss or conversion of forest land?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Precipitation, fertile soils, and the mild coastal climate make for productive farming in the flat alluvial terraces around Rio Dell. The majority of suitable farmland in Rio Dell has already been converted to residential uses, or is surrounded by residential development. Agricultural activity in the City includes small-scale farming, grazing, and timber production, and occurs primarily in Rural and Natural Resource land use designations including the Monument Neighborhood. Eel River terraces both up and down stream provide higher quality agricultural sites than those in the City.

Discussion/Determination

a-d) The 2009 - 2017 Housing Element will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, nor will it conflict with existing zoning for agricultural use, or with a Williamson Act contract.

The Humboldt County agricultural soils mapping is based on the Soils of Western Humboldt County, 1965, and prime agricultural lands are defined as Storie Index 60 — 100. There are no Williamson Act contracts for lands located within the Rio Dell Plan Area.

Based on the Southern Humboldt Prime Agricultural Soils map (Humboldt 2025 General Plan Update Natural Resources and Hazards) prepared by Humboldt County for the General Plan update, there is a total of 94 acres of prime agricultural land within the City of Rio Dell, all of which is located within the Monument Neighborhood. Please refer to Figure 2. This neighborhood is within the Rural (R) land use designation which allows one dwelling unit per five acres (1du/5 ac) and is primarily designated for agricultural uses. Limited residential development is consistent with agricultural uses.

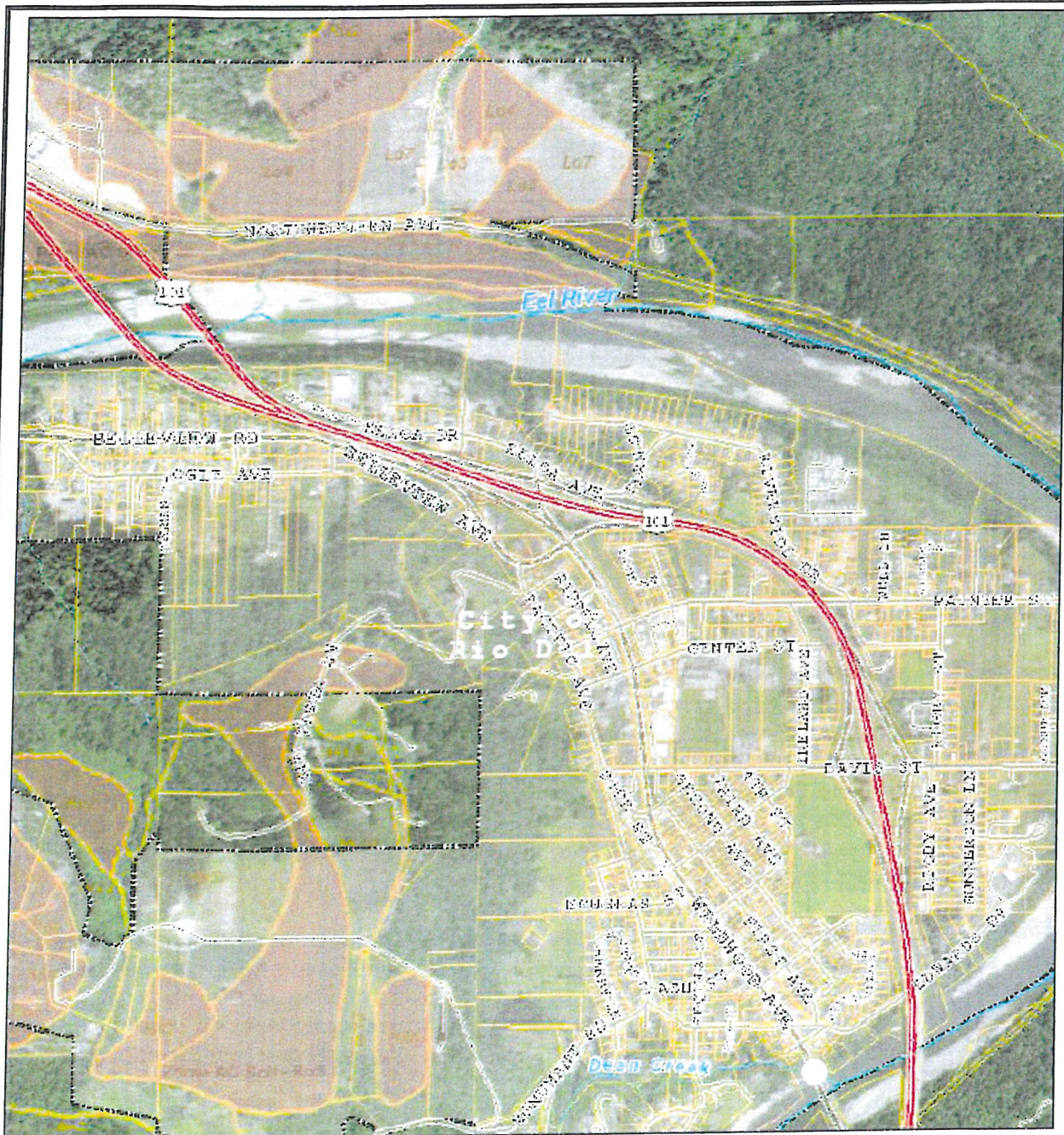
There are no proposed changes in the Housing Element that would conflict with or cause the rezoning of, forest land, timberland, or timberland zoned timberland. Although there are some

timberlands by definition within the City, there are no lands designated Timber Production Zone (TPZ) within the City.

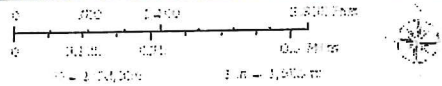
e) The 2019 - 2027 Housing Element does not involve any other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland or forestland/timberland to non-agricultural uses.

The Rio Dell General Plan clearly defines land use designations that are appropriate for housing unit development and lands that shall remain in agriculture and timber use designations. The prime agricultural lands are designated as Rural, intended to provide for agricultural and very low-density residential areas, and can be divided into lots only as small as five acres. The proximity of agricultural lands to urban development raises concerns regarding conflicts with surrounding land uses. The placement of non-agricultural uses adjacent to agricultural uses can result in conflicts including slow-moving vehicles, noises or odors associated with agricultural uses. The 2019 - 2027 Housing Element does not identify or propose specific development projects; any potential conflicts regarding agriculture-urban conflict will be dealt with on a case by case basis.

Rio Dell General Plan policies, land use designations and zoning regulations would reduce agricultural impacts from implementing the 2019 - 2027 Housing Element to a ***less than significant impact*** level.



ArcGIS Web Map
 Humboldt County Planning and Building Department



**City of Rio Dell
 2019 – 2027 Housing Element**

**Figure 2
 Prime Ag Soils**

3. AIR QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The City of Rio Dell benefits from generally good air quality. The City has limited industrial and commercial emissions sources and good airflow. Sources of air emissions within Rio Dell include motor vehicle traffic, wood burning, and dust. Rio Dell and the Eel River valley have a low potential for forming ozone smog because of good ventilation from winds and natural air drainage along the Eel River corridor. Sources of ozone precursor emissions are low enough that ozone smog does not rise to significant levels even when there is no wind. Also, the air basin has good vertical mixing in summer months, which helps disperse pollutants before they can build up to harmful levels.

The California Air Resources Board (ARB) has primary responsibility for regulating emissions from stationary, mobile, and area sources. The state also delegates many responsibilities to local air districts. The City of Rio Dell is part of the North Coast Unified Air Quality Management District (NCUAQMD), which recommends local mitigations for air quality impacts. The City has ultimate authority and responsibility for adopting and implementing air quality measures.

The District currently meets all federal air quality standards but has a non-attainment classification. Nonattainment classification means that the air quality for that pollutant does not meet the standard for healthy air; in this case, the District exceeds maximum limits for airborne particles that are ten microns in diameter and smaller (PM₁₀). Air quality standards are set for particulate this size as particles under 10 microns can impact human lung natural filtration systems. The North Coast, along with most of California, does not meet the ambient levels the state sets for PM₁₀; the federal PM₁₀ standard is three times the level set by California (i.e. CA has more stringent air quality regulations than the federal regulation.)

Discussion/Determination

a-f) The 2019 - 2027 Housing Element will not conflict with or obstruct implementation of the applicable air quality plan, nor will the Element violate any air quality standard or contribute substantially to an existing or projected air quality violation. The Element will not result in a cumulatively considerable net increase in criteria pollutants for which the region is in non-attainment.

The impact of City development on air quality was previously addressed in the 2015 EIR. A project would have a significant adverse impact on air quality if it generates pollutants that violate air quality standards, contributes to an existing or projected air quality violation, generates pollutants which temporarily cause substantial degradation of air quality in the local area, or creates offensive odors. Emissions from additional wood stoves and fireplaces (from new housing units) would contribute to increases in PM₁₀. Construction of new units, demolition of existing units and unpaved roadways will contribute to existing and future violations of state standard. Future population increases will result in additional vehicle use. While a very small source compared to total area emissions, increased vehicle emissions will make it more difficult to attain air quality standards.

The 2019 - 2027 Housing Element serves as a planning document establishing goals, policies, and programs relative to addressing housing needs for all City residents, the Element does not propose specific projects. Future housing projects would be subject to City General Plan policies and environmental review as required by CEQA.

Housing units developed following proposed 2019 - 2027 Housing Element policies would be considered sensitive receptors that could be exposed to pollutant concentrations. As discussed above, future housing development would be subject to General Plan policies related to air quality, be required to conform to North Coast UAQMD 1995 Particulate Matter PM₁₀ Attainment Plan, and meet Nation Ambient Air Quality Standards.

State and federal regulation preempt local control of emissions from cars, buses, trucks, and other vehicles and crafts. The State of California has adopted some of the most stringent requirements in the world to reduce air quality impacts, including on gasoline and diesel fuel, to reduce PM₁₀ and other harmful emissions.

The above policies and regulations will reduce air quality impacts to a ***less than significant level***.

4. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
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 DFG or FWS?	<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, and regulations or by the DFG and FWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of native resident or migratory fish/wildlife species 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 local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted HCP, 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"/>

Setting

Except for the wetland areas along streams and drainage channels, Rio Dell is not considered prime habitat for sensitive plant species. The wetland and riparian areas provide habitat for certain special status plants. According to the U.S. Fish and Wildlife Service, most of the Eel River channel (extending approximately to the 500-year flood plain boundary) is included within the National Wetlands Inventory. The Eel River channel south of Davis Street was not mapped as part of the National Wetlands Inventory but exhibits many of the same characteristics as the channel north of Davis Street. The 500-year flood plain associated with the channel within the City and south of Davis Street contains potential wetlands.

Amphibians listed as species of special concern may exist in the wetlands and forested areas surrounding Rio Dell. Habitat for threatened and endangered fish species exist in the Eel River and possibly Dean Creek. In addition, riparian zones, forests and upslope woodlands surrounding Rio Dell have the potential to support a variety of bird species, including species of special concern, threatened and endangered species; however, the majority of the habitat is not ideal and would have a low probability of supporting these species. No threatened or endangered flora or fauna are known to exist in the Rio Dell planning area.

Within one half mile of Rio Dell, but not within the City limits, the California Department of

Fish and Game has mapped the occurrence of the following special status species: Marbled Murrelets; Osprey; Northern Spotted Owls; and Great Blue Heron (CDFG Natural Diversity Database, Spotted Owl Database, Marbled Murrelet Database). The U. S. Fish and Wildlife Service has further mapped the occurrence of long-beard lichen within the Nanning Creek watershed across the Eel River from the City of Rio Dell. There are no special status flora or fauna species mapped within Rio Dell.

Special Status Species in Rio Dell Area

Numerous special status plant species have been located in the forest and prairies surrounding Rio Dell by qualified botanists from Humboldt State University. No site specific plant surveys have been conducted in Rio Dell, however, the special status plants that are known to occur in the area include Maple-Leaved Checkerbloom (*Sidalcea malachroides*), Siskiyou Checkerbloom (*Sidalcea malaviflora ssp. patula*), Coast Checkerbloom (*Sidalcea oregana ssp. eximia*), Running Pine (*Lycopodium clavatum*), Small Groundcone (*Boschnia hookeri*), Humboldt Milk-Vetch (*Astragalus agnicidus*), Howell's Montia (*Montia howellii*), Flaccid Sedge (*Carex leptallea*), Meadow Sedge (*Carex praticola*), *Erythronium revolutum*, Bensoniella (*Bensoniella oregona*), *Senecio bolandexi*, *Pleuropogon refractus*, and *Carex vividula*.

Except for the wetland areas along streams and drainage structures, most of Rio Dell is not ideal habitat for sensitive plant species. The wetland and riparian areas however, provide high quality habitat for special status plants and include the entire bank of the Eel River, the slopes adjacent to Dean Creek and the unnamed creek in the Belleview neighborhood, and a few small drainages.

Some amphibians listed as species of special concern may also exist in the wetlands and forested areas surrounding Rio Dell. Amphibians of Special Concern include: Tailed Frog (*Ascaphus Truei*), Del Norte Salamander (*Plethodon Elongatus*), Northern Red-Legged Frog (*Rana Aurora Aurora*), Foothill Yellow-Legged Frog (*Rana Boyllyi*), and Southern Torrent Salamander (*Rhyacotriton Variegatus*).

Habitat for threatened and endangered fish species exists in the Eel River and possibly Dean Creek. Sensitive fish species known to utilize the Eel River adjacent to Rio Dell include Coast Cutthroat Trout (*Oncorhynchus Clarki Clarki*), Coho Salmon (*Oncorhynchus Kisutch*), Summer Steelhead Trout (*Oncorhynchus Mykiss Irideus*), and Spring-Run Chinook Salmon (*Oncorhynchus Tshawytscha*). Habitat for the Northwestern Pond Turtle (*Clemmys Marmorata Marmorata*), a species of special concern also exists along the banks of the Eel River.

The Riparian forests and upslope woodlands surrounding Rio Dell have the potential to support a variety of bird species, including species of special concern, threatened and endangered species, however the majority of the habitat is not ideal and would have a low probability of occurrence. Birds with a potential to occur in Rio Dell area include Cooper's Hawk (*Accipiter Cooperii*), Northern Goshawk, (*Accipiter Gentilis*), Tricolored Blackbird (*Agelaius Tricolor*), Golden Eagle (*Aquila Chrysaetos*), Great Egret (*Ardea Alba*), Great Blue Heron (*Ardea Herodias*), Black Swift (*Cypseloides Niger*), Snowy Egret (*Egretta Thula*), Bald Eagle (*Haliaeetus Leucocephalus*), Black-Crowned Night Heron (*Nycticorax Nycticorax*), Osprey (*Pandion Haliaeetus*), Bank Swallow (*Riparia Riparia*), And Northern Spotted Owl (*Strix Occidentalis Caurina*).

Discussion/Determination

a-d) The 2019 - 2027 Housing Element will not adversely affect species identifies as candidate, sensitive or special status by state and federal agencies of the species exist within the City. The Element will not adversely affect riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations or by the DFG or USFWS and on federally protected US waters as defined by Section 404 of the Clean Water Act. The Element will not directly interfere with native resident or migratory fish. No policies within the Housing Element facilitate development within sensitive habitats.

The impact of housing development in the City which could result in impacts to biological resources was addressed in the 2015 EIR.

The 2019 - 2027 Housing Element projects an increase in City population over the course of the planning period. Many of the vacant and underutilized parcels in the City, appropriately designated for housing unit development are likely to be developed at historical growth rates. Small, vacant parcels surrounded by urban development offer little wildlife habitat value. Larger parcels, contiguous parcels, and parcels located adjacent to watercourses or other natural areas do currently provide habitat for flora and fauna species. Development on these parcels has the potential to reduce wildlife habitat. Reduction in habitat is one of the chief factors leading to the decline of native species and subsequent decline in biodiversity.

Further, one of the potentially significant cumulative impacts of the development on both small and large parcels is the fragmentation of native habitats. When connectivity between open spaces is broken, the movement and health of wildlife communities may be impaired.

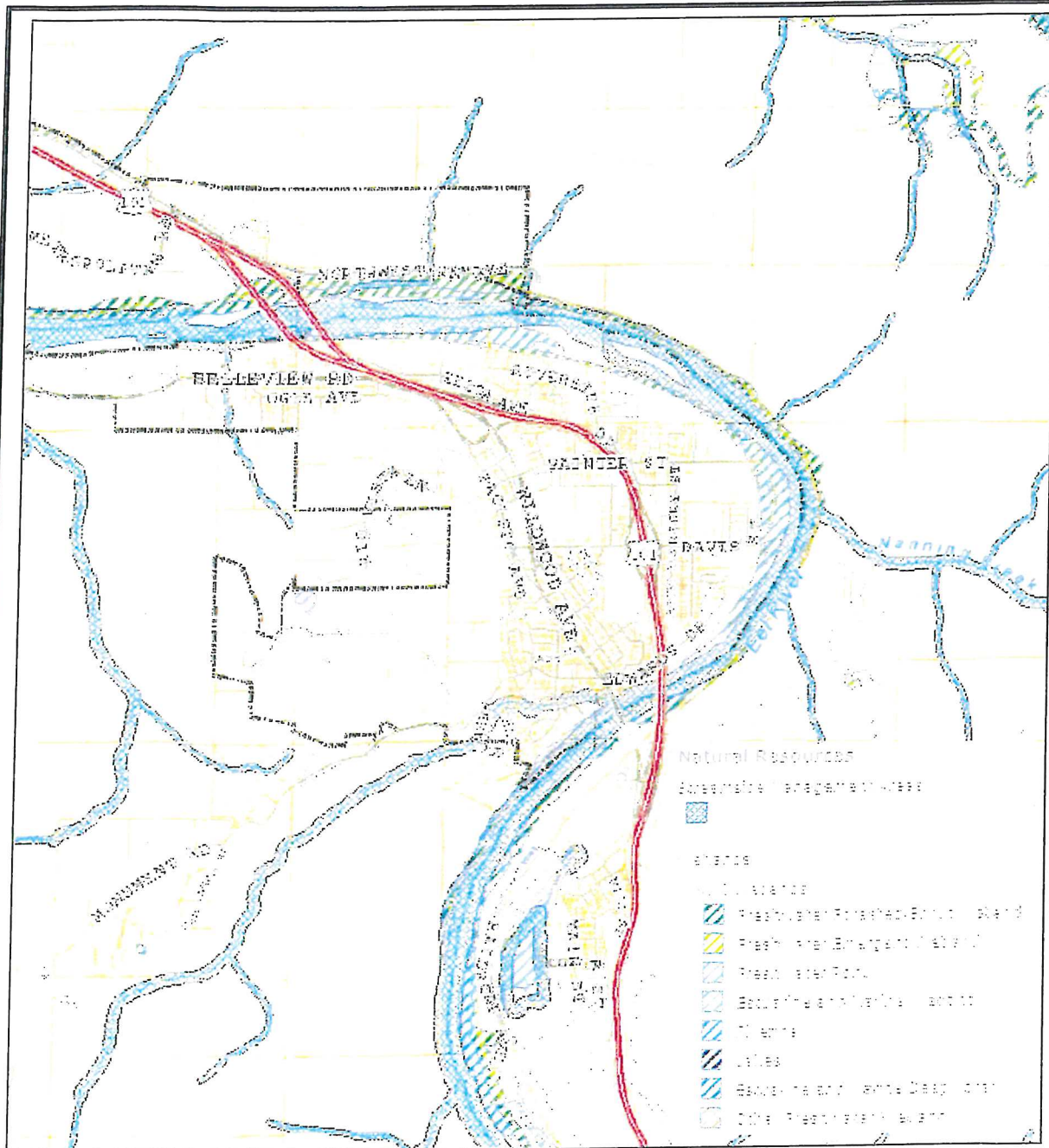
The 2019 - 2027 Housing Element identifies land uses that are consistent with the land use designations and zoning in the Rio Dell General Plan Land Use Element. The Element does not propose changes to the existing land use designations and zones nor does it propose the expansion of residential land uses. Residential uses in the General Plan avoid development in sensitive habitats, wetlands and riparian zones and do not impact fish species health or passage.

The 2019 - 2027 Housing Element does not propose development; all future residential development occurring in the City would be required to be in compliance with local regulations and would be analyzed pursuant to CEQA on a case-by-case basis. *Less than significant impact.*

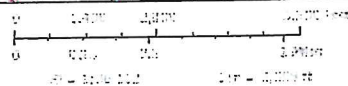
e-f) The 2019 - 2027 Housing Element does not conflict with any local polices or ordinances protecting biological resources or conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan.

The 2019 - 2027 Housing Element supports local regulations that protect biological resources and will not interfere with the Recovery Strategy for California Coho Salmon (CDFG 2004), a strategy that aims to restore, protect and enhance salmon habitat.

The Element does not propose development; all future residential development occurring in the City would be required to be in compliance with local regulations and would be analyzed pursuant to CEQA on a case-by-case basis. **No impact.**



ArcGIS Web Map
Humboldt County Planning and Building Department



**City of Rio Dell
2019 – 2027 Housing Element**

**Figure 3
Water Courses & Wetlands**

5. CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Paleontological Resources

The Scotia Bluffs Formation, a prominent geologic feature visible across the Eel River from the City of Rio Dell, is made up of massive fine- and medium-grained sandstones, pebbly conglomerate and siltstone.

The Scotia Bluffs are a significant source for many fossils; types of fossils found suggest that water depths of up to 30 meters once impacted the bluffs. Mollusks and sand dollars are commonly found in the bluffs, as well as the remains of ocean vegetation, turtles, starfish and agatized whale bone. Fossils have also been found along the Eel River within the City.

Archeological Resources

According to the Humboldt County 2025 General Plan Update Natural Resources and Hazards Report, the original people of the "Eel River complex" are referred to as Transitional Athabascans, as their culture is a bridge between the Hupa and Whilkut to the north, and other tribes to the south.

Rio Dell is very close to the aboriginal territory boundaries of several tribes, including the Wiyot (whose southern ancestral territory boundary is believed to have been between the mouth of the Van Duzen and Rio Dell), and the southern Athabaskan groups including Mattole, Nongatl, and Sinkyone (whose northern ancestral territory boundary is believed to have been in the area of Rio Dell). Based on A.L. Kroeber's Handbook of Indians of California (first published in 1925), Rio Dell appears to be at the edge of the aboriginal territory of the Sinkyone people, whose territory included the Shelter Cove coast and most of the South Fork Eel River extending along main stem Eel River just beyond Rio Dell. Rio Dell is also at the edge of Wiyot territory which includes the Eel River Valley and coastal plain to the north.

Although not reflected in City or County records, there may be culturally sensitive areas and sites of special importance to Native Americans within the City of Rio Dell. Culturally sensitive areas include village sites, cemeteries, and lithic scatters (concentrations of stone chips,

flakes, and tools). The North Coastal Information Center has records of approximately 2,040 cultural resource sites in Humboldt and Del Norte counties and will be a source of information for archival records of culturally sensitive areas within Rio Dell.

All discretionary projects involving ground disturbing activities are referred to the North Coastal Information Center and the Bear River Band of the Rohnerville Rancheria (Wiyot) for comments and recommendations. Those projects deemed to have a possible impact to archeological resources are required to conduct a Phase I investigation. In those areas that have a likelihood of containing archeological resources, representatives of the Bear River Band of Rohnerville Rancheria and the Wiyot tribe are invited to observe these activities.

If potential archaeological resources, paleontological resources or human remains are unearthed during these activities, all work ground disturbing activities are required to stop and a qualified archaeologist funded by the applicant and approved by the City of Rio Dell and the Bear River Band, is contracted to evaluate the find, determine its significance, and identify any required mitigation (e.g., data recovery, resource recovery, in-situ preservation/capping, etc.). Any such mitigation is required to be implemented by the developer prior to resumption of any ground disturbing activities.

In addition, in accordance with California Health and Safety Code §7050.5 and California Public Resources Code §5097.94 and 5097.98, if human remains are uncovered during project subsurface construction activities, all work is required to be suspended immediately and the City of Rio Dell, Humboldt County Coroner and the Bear River Band of the Wiyot Nation is immediately notified. If the remains are determined by the Coroner to be Native American in origin, the Native American Heritage Commission (NAHC) is notified within 24 hours of the determination, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.

Historic Resources

Rio Dell was originally located by Gregg-Wood party in a southward journey in the 1840's. The area was known as Eagle Prairie until 1870, when it was renamed Rio Dell by Lorenzo Painter, an early Rio Dell landowner and the founder of the town. Lorenzo Painter laid out the first plat of Rio Dell and served as its first Post Master, having been named to that position by Ulysses S. Grant in 1876.

The history of Rio Dell is closely tied to the history of Scotia, the neighboring town across the Eel River. Scotia, known as a "company town", was entirely owned by the Pacific Lumber Company (PalCo). The lumber mill employed residents of Rio Dell since its establishment, and continues to affect Rio Dell's local economy.

Although there are many older buildings and houses constructed prior to 1920, there are no official Historic Sites or structures on the National Register of Historic Places Landmarks in Rio Dell.

Discussion/Determination

a-d) The 2019 - 2027 Housing Element will not have a direct adverse impact on historical or archaeological resources, unique paleontological resources or unique geologic features, or disturb human remains.

The 2019 - 2027 Housing Element encourages the provision of a range of housing types, but does not propose any specific development projects. Buildout under the General Plan may potentially disturb cultural resources, but development will be analyzed on a case-by-case basis and will be subject to Rio Dell development regulations including:

- When archaeological resources are likely to be present at a construction site, monitoring of excavation and other soil disturbing activities by qualified observers shall be required.

- Upon discovery of archeological or paleontological materials, all grading or other land-disturbing construction activities at the site shall be suspended until the nature of the cultural resource has been assessed and the appropriate action has been determined.

For the above reasons, a **less than significant impact** will occur.

6. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a know fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, creating substantial risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Rio Dell is underlain by undifferentiated non-marine terrace deposits of the Holocene (8,000 years ago to the present) and Pleistocene (1.8 million to 8,000 years ago) epochs. This material

is dissected and/or uplifted gravel, sand, silt, and clay deposited by the Eel River. The slopes surrounding the main terrace are marine and non-marine overlap deposits from the late Pleistocene to middle Miocene (23.8 to 5.3 million years ago).

The banks of the Eel River within the City, located within the 100- and 500-year flood plains, include alluvial deposits of clay, silt, sand, and gravel. There are no active faults identified within the Rio Dell City limits, however, nearby fault zones pose a potential seismic hazard. Landslides and ground shaking from a major seismic event could cause damage within the City. Disturbances to steep slopes with highly erodible soils can lead to ground slippage or landslides.

Ground Shaking and Stability

Rio Dell is located within an active seismic setting. The geology of the area plays an important role in determining the suitability of sites for construction of buildings and infrastructure. In 1992, the City experienced three earthquakes of magnitude 6.7, 6.8, and 7.2 (Richter Magnitude), causing serious damage to infrastructure and non-reinforced masonry and wood buildings. No faults have been mapped in the City; however, the Russ Fault exists two miles southwest of the City. In addition, to the west of Rio Dell lies the Mendocino Triple Junction which experiences the highest concentration of earthquake events in the continental United States. There are no Alquist-Priolo Earthquake Fault Zones within three miles of the City of Rio Dell.

Landslides

Moderate and/or strong earthquakes often trigger movement of hillside materials. This may occur in the form of landslides, rock avalanches, mud and debris flows, or other types of slope failure; the steep natural or artificial slopes and high water content that are present in portions of Rio Dell may favor such failures. The Monument neighborhood contains the steepest slopes within the City limits and has the potential for slope instability issues. The Riverside and Edgewater neighborhoods contain the banks of the Eel River and the smaller drainages within the town may have limited stability. The majority of land within the Town Center, Belleview, Riverside, and Edgewater communities is categorized as stable. Liquefaction resulting from earthquakes is not considered as great a risk in the lower slope areas.

Discussion/Determination

a-d) The 2019 - 2027 Housing Element will not increase exposure of people and structures to seismic hazards, including rupture of a fault, strong seismic shaking, seismic-related ground failure, or landslides. The Element will also not result in substantial soil erosion or topsoil loss, locate structures on unstable geological units or units that may become unstable, or on expansive soils. The Element is a policy document that does not identify specific projects that expose people or structures to the above hazards.

Earthquake activity is a moderate concern in the City as earthquakes generated on the active Russ or Little Salmon faults could result in strong ground shaking within city limits. Rio Dell is

partially located on young, unconsolidated Eel River alluvium; there is potential that liquefaction may occur during strong earthquakes.

Constructing housing units and associated improvements on or below steep slopes can affect slope stability and could potentially expose people and/or structures to danger. Additionally, future construction in the City would result in moving and grading topsoil in turn disturbing soils are more prone to erosion from wind and water.

City of Rio Dell General Plan states that before any major excavation, or the construction of dwellings, public facilities, or commercial and industrial buildings is permitted by the City within the area of low and moderate stability, special studies by a registered soil engineer or licensed geologist should be undertaken by the developer and necessary provision be made for reducing landslide risk.

All new development will be required to adhere to these policies and will be subject to seismic, geotechnical review, and grading standards for approval. For the above reasons, a **less than significant impact** will occur.

e) The 2019 - 2027 Housing Element Update does not support the use of septic tanks or alternative wastewater disposal systems on soils that are incapable of supporting this use. The City regulates wastewater disposal; no septic or alternative wastewater systems will be installed as a result of the 2019 - 2027 Housing Element. **No impact** will occur.

7. GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Greenhouse gas (GHG) emissions have the potential to adversely affect the environment because such emissions contribute cumulatively to global climate change. Cumulative emissions from many projects and activities affect global GHG concentrations and the climate system. Unlike criteria air pollutants and toxic air contaminants, which tend to have localized or regional impacts, GHG emissions tend to disperse more broadly. GHG emissions are more of a global concern because they have longer atmospheric lifetimes than air pollutant emissions. Therefore, the total amount and types of GHG emissions, regardless of their location, have the most substantial effect on climate change globally.

Legislation and executive orders related to climate change in California have established a statewide context for regulating GHG emissions and climate change, despite the global nature of this issue.

GHG's are present in the atmosphere naturally, are released by natural and anthropogenic sources, and are formed from secondary reactions taking place in the atmosphere. Natural sources of GHG's include the respiration of humans, animals, and plants; decomposition of

organic matter; volcanic activity; and evaporation from the oceans. Anthropogenic sources include the combustion of fossil fuels by stationary and mobile sources, waste treatment, and agricultural processes. The following are the principal GHG pollutants that contribute to climate change and their primary emission sources:

- ▶ **Carbon Dioxide (CO₂):** Natural sources of CO₂ include decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; and evaporation from oceans. Anthropogenic sources include burning of coal, oil, natural gas, and wood.
- ▶ **Methane:** Methane is emitted during the production and transport of coal, natural gas, and oil. Methane emissions also result from livestock and other agricultural practices and the decay of organic waste in municipal solid waste landfills.
- ▶ **Nitrous Oxide:** Nitrous oxide is produced by both natural and human-related sources. Primary human-related sources of nitrous oxide are agricultural soil management, sewage treatment, mobile and stationary combustion of fossil fuels, adipic acid production, and nitric acid production. Nitrous oxide is also produced naturally from a wide variety of biological sources in soil and water, particularly microbial action in wet tropical forests.
- ▶ **Fluorinated gases:** These gases are typically emitted in smaller quantities, but because they are potent GHGs, they are sometimes called high global warming potential (GWP) gases. These high-GWP gases are listed below.
 - *Chlorofluorocarbons* are used for refrigeration, air conditioning, packaging, insulation, solvents, or aerosol propellants.
 - *Perfluorinated chemicals or perfluorocarbons* are emitted as byproducts of industrial processes and are also used in manufacturing.
 - *Sulfur hexafluoride*, a strong GHG, is used primarily as an insulator in electrical transmission and distribution systems.
 - *Hydrochlorofluorocarbons* have been introduced as temporary replacements for chlorofluorocarbons and are also GHGs.
 - *Hydrofluorocarbons* were introduced as alternatives to ozone-depleting substances in serving many industrial, commercial, and personal needs. Hydrofluorocarbons are GHGs emitted as byproducts of industrial processes and are also used in manufacturing.

GHG's are not monitored at local air pollution monitoring stations and do not represent a direct impact on human health. Rather, GHG's generated locally contribute to global concentrations of GHG's, which result in changes to the climate and environment.

Discussion/Determination

a) The Housing Element Update will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. While the Element facilitates housing development, it does not propose new development; therefore, the Element will not increase GHG emissions. Development facilitated by the Element will be reviewed on a project by project basis. **No impact will occur.**

b) Because the Housing Element Update facilitates, but does not propose new development, it does not conflict with plans, policies or regulations adopted to reduce GHG emissions. Development will be analyzed to determine GHG emission impacts (if any) on a project by project basis. **No impact will occur.**

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard through the routine generation, transport, use, storage or disposal of fuels/hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites per Government Code § 65962.5 and, as a result, create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Potential hazards that could exist in Rio Dell include earthquakes, floods, wildland fires, landslides, extreme weather, hazardous materials, and major vehicle accidents. The City has an adopted Emergency Operations Plan, which identifies the City's emergency planning, organization, response policies and procedures. The plan also addresses the integration and coordination with other local, state, and federal emergency response operations. Hazards which have caused damage to Rio Dell in the past include earthquakes and flooding. There are no airports or landing strips in the City of Rio Dell.

Discussion/Determination

a-c) The Housing Element Update will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, nor will it create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Further, the Element will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

The Housing Element Update does not propose any construction or related activities; while the Element would facilitate development, redevelopment and rehabilitation of housing in the City, residential uses do not involve the transportation, use or disposal of hazardous materials, nor will it cause hazardous emissions.

Redevelopment or rehabilitation of existing housing in the City that was constructed prior to the Federal and State regulations banning or reducing asbestos and lead-based paint in residential construction have the potential to release materials hazardous to public and/or environment. Redevelopment and/or rehabilitation projects will be analyzed on a project-by-project basis to ensure proper disposal of hazardous materials. **Less than significant impact** will occur.

d) The Housing Element Update does not provide for residences to be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. **No impact** will occur.

e-f) No airports or landing strips are located within the City of Rio Dell or in the immediate vicinity; therefore, housing will not be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, nor located within the vicinity of a private airstrip. **No impact** will occur.

g) The Housing Element Update will not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan. Humboldt County is the primary agency responsible for emergency response and evacuation in the county. The City of Rio Dell is required to coordinate emergency planning and response with the Humboldt County Department of Environmental Health (HCDEH). The Humboldt County Emergency Operations Plan (EOP) and Operational Area Hazard Mitigation Plan (OAHMP) address emergency response associated with natural and manmade disasters and national security emergencies affecting the County. As stated above, the City has also adopted an Emergency Operations Plan.

The Element does not propose, but facilitates residential development within the City, therefore, project growth may increase the need for emergency response related to identified hazards. However, the Element would not close existing street, create barriers to circulation, develop within floodplains, create substantial new hazards, or otherwise create challenges during an emergency, nor will the Element interfere with EOP or OAHMP. For the above reasons, a **less than significant impact** will occur.

h) The Housing Element Update will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Although the City has not experienced any recent wildland fires, the geography of the area and the condition of the adjacent forests cause fire hazards. Rio Dell sits at the edge of forestlands that pose a moderate fire risk to the community; however, the Element does not propose new development and it is consistent with the City's existing General Plan and Land Use Diagram. **No impact** will occur.

9. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would exceed the capacity of the existing/planned stormwater drainage systems or result in flooding onsite or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through stream or river course alteration, in a manner which would result in substantial water born erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard Area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The City of Rio Dell is located in the Eel River Watershed extends from the headwaters in the mountains to the east to the mouth of the river at the Pacific Ocean and has a total drainage area of approximately 3,680 square miles (Planwest, 2010). The watershed feeds the Eel River which is Clean Water Act Section 303(d) listed as "impaired" by sediment and temperature, and which provides recreational values and habitat for threatened and endangered species (Dyett & Bhatia, 2002, Winzler & Kelley, 2008).

The City operates its storm drainage system under a Phase II National Pollution Discharge Elimination System (NPDES) storm water permit which discharges to the river as a nonpoint pollution source (Winzler & Kelley, 2008). The City also operates a wastewater treatment plant (WWTP) which discharges treated effluent to the river during the winter months, and stores effluent in storage ponds during the summer months for discharge to the river during summer, under Waste Discharge Requirements (WDRs), NPDES permits, Total Maximum Daily Load (TMDL) requirements, and other applicable permits and regulations (Ibid.).

The City and greater Eel River Valley area are underlain by the Eel River Valley Groundwater Basin (DWR, 2004). The Basin covers an area of 120 square miles (73,700 acres), is composed of the Eel River delta and channel gravels, floodplain clays and silts, and older terrace gravels of the Eel River and Van Duzen River, and is one of the principal groundwater basins in Humboldt County (Ibid.). Groundwater recharge to the Basin is from direct precipitation and seepage from the Eel and Van Duzen Rivers. The estimated usable water storage capacity and withdrawals from the basin are 136,000 and 40,000-60,000 acre feet, respectively (Dyett & Bhatia, 2002).

Portions of the City, including those along the Eel River and along some of the local creeks, are located within the 100-year floodplain as identified by the Federal Emergency Management Agency (FEMA) on its Flood Insurance Rate Maps (FIRM).

Discussion/Determination

a, c, e & f) The proposed 2019 - 2027 Housing Element does not include proposals for new development, and does not include proposals to change existing land use designations or zoning. Also, the proposed Element emphasizes infill development and requires that new residential development occur in areas already serviced by the City's municipal storm drain and sewer systems. Still, because the Element would remove potential obstacles to the development of approximately 51 new housing units in the City over the next eight years, there is the potential that such activities could generate sediment and erosion during construction, and urban runoff and wastewater during use. However, this sediment, erosion, urban runoff and wastewater would not violate water quality standards or waste discharge requirements, and would not provide substantial additional sources of polluted runoff, for the following reasons:

- Federal, State, County and City regulations, plans and permits are in place to control and minimize pollutants in stormwater runoff and treated wastewater discharges, including but not limited to the CWA, State Quality Control Plan for the North Coast Basin (Basin Plan), State Water Resources Control Board General Permit for Storm Water Associated with Construction Activity, Stormwater Pollution Prevention Plan (SWPPP) requirements, State TMDLs for the Eel River, and the City's NPDES Phase II municipal stormwater discharge permit and NPDES treated wastewater discharge permit. These regulations, plans and permits have all been designed to avoid water significant water quality impacts associated with new development.

- Existing City General Plan policies already require that: the Eel River, streams and drainage channels be buffered to protect water quality and habitat values (Policy CO-5.2-1); good water quality be maintained in City watersheds (Policy CO-5.2-7); and new development connect to the City's municipal storm drainage and sewer systems Policy LU-30).
- New discretionary residential projects would be subject to project-level environmental review and mitigation under CEQA.

For the above reasons, a ***less than significant impact*** would occur.

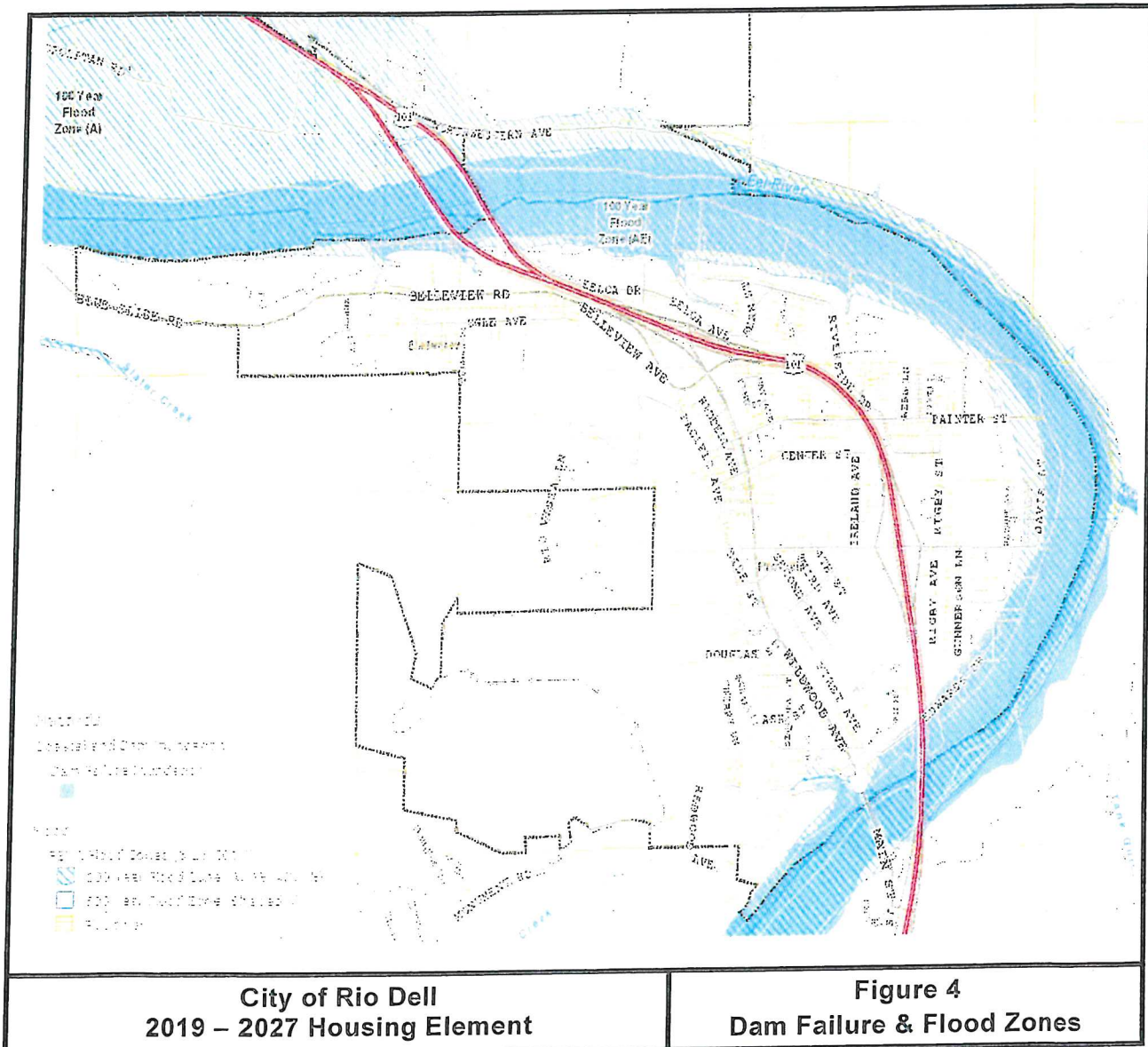
b) The proposed 2019 - 2027 Housing Element does not include proposals for new development. However, because the Element would remove obstacles to new housing in the City, there is the potential that such activities could both consume some groundwater supplies and marginally reduce groundwater recharge through the development of impervious surfaces. Still, current Regional water extraction from the Eel River Valley Groundwater Basin is only at about 50 percent of the annual usable storage capacity of the Basin, meaning that there is a substantial excess of groundwater. In addition, because the City obtains most of its water from an infiltration gallery in the Eel River rather than from groundwater, little if any of the new residential development facilitated under the Element would be served by groundwater. Furthermore, the Eel River Valley Groundwater Basin covers an area of 73,700 acres and new residential development encouraged under the Element would cover only an estimated 13.4 acres with impervious surfaces (less than one-third of one percent of the groundwater basin area). Therefore, the Element would not result in a substantial depletion of groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table. A ***less than significant impact*** would occur.

d) The proposed 2019 - 2027 Housing Element would remove potential obstacles to new housing development in the City. However, it is not anticipated that this new development would substantially alter existing drainage patterns or substantially increase the rate or amount of surface runoff in excess of stormwater drainage systems because: (1) most of this development would be infill development in established urban areas of the City, and/or would occur as second units on existing residential lots, both of which are relatively flat and likely already served by municipal storm drain facilities; (2) proposed Policy A-13 requires the minimization of new housing construction in areas subject to flooding; (3) new City General Plan policy adopted in the context of the 2008 Sawmill and Blue Slide Road Annexations, and GPAs requires that major residential subdivisions include drainage studies that demonstrate how stormwater runoff will be safely conveyed without on-site or downstream flooding; and (4) new development would be subject to the flood control and drainage standards of the City's Municipal Code which have been formulated to avoid flooding. Therefore, the impact would be ***less than significant***.

g-i) Small portions of the City of are located within the 100-year floodplains of the Eel River and area creeks. However, the proposed 2019 - 2027 Housing Element would not place within a 100-year flood hazard area of structures that would impede or redirect flood flows, and would not expose people or structures to a significant risk of loss, injury or death involving flooding, because the "developable" land inventory identified in the Element excludes acreage for lands located within the 100-year floodplain, reflecting a zero (0) residential yield for these areas. Also, even if programs proposed under Housing Element were to allow residential development within the 100-year floodplain: (1) no new housing would be developed within the channels of the Eel River or area creeks; (2), FEMA prohibits new residential development in the 100-year floodplain unless such development and associated road access is elevated above the 100-year Base

Flood Elevation; and (3) any new residential development would be subject to the floodplain management regulations of the City's municipal code which have been formulated to avoid significant flooding impacts. Therefore, the impact would be *less than significant*.

j) The City of Rio Dell is not subject to inundation by seiches or tsunamis. Portions of the City located immediately hillsides may be subject to some potential for mudflows. However, any residential development where potential obstacles to development would be removed under the proposed Element would likely occur as infill development or as second units associated with established residential lots, both of which are likely located in relatively flat areas of the City's urban core and away from hillside areas. Furthermore, the City's municipal code requires that hazards for new development be assessed and mitigated. Therefore, the impact would be *less than significant*.



10. LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan (HCP) or natural community conservation plan NCCP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The City of Rio Dell includes approximately 1,640 acres of urban area, farmland and forested area within the Eel River Valley. Predominant land uses in the City include single family residential, some minor commercial along Wildwood Avenue, and a scattering of multi-family, industrial, public and open space uses in the urban core, farmland on the Dinsmore Plateau and in the Monument area, and forested hillsides in the south. The City's General Plan Land Use Diagram includes two primary residential designations, including Suburban concentrated within the urban core and along the Eel River, and Urban Residential concentrated in the east and west. In addition, the Diagram includes several designations where residential is permitted but is not necessarily the primary permitted use, including Rural concentrated in the Dinsmore Plateau area, and Town Center concentrated along Wildwood Avenue in the urban core.

According to the Department of Finance (DOF) the City's population as of January 1, 2019 was 3,326. The population on January 1, 2018 was 3,351. The City of Rio Dell comprises roughly 2.5% of the County's overall population of 135,333 persons.

Discussion/Determination

a) Physical division of an existing community would typically be associated with construction of a new highway, railroad, subway, park or other linear feature. In this case, the proposed Housing Element is a programmatic update of the City's Housing Element and would have no such effect. No development would occur, no changes to the General Plan Land Use Diagram or Zoning Map would occur, and no physical changes which would create barriers within the community would occur. Adoption of the proposed Housing Element would add policy and implementation measures for residential development already planned for in the City. Therefore, **no impact** would occur.

b) The proposed Housing Element does not include proposals for new development and would not change existing General Plan land use designations or zoning - it would merely remove potential obstacles to the development of housing already planned for in the Rio Dell General Plan Land Use Element and Land Use Diagram. Therefore, adoption of the proposed Housing Element would not conflict with any applicable land use plan, policy or regulation of an

agency with jurisdiction over the plan adopted for the purpose of avoiding or mitigating an environmental effect, and **no impact** would occur.

c) The City of Rio Dell is not covered by a habitat conservation plan or natural community conservation plan. Therefore, adoption of the proposed Housing Element would not conflict with any applicable habitat conservation plan or natural community conservation plan. **No impact** would occur.

11. MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

There are close to 100 aggregate, metal, stone and clay extraction sites in Humboldt County with aggregate resources concentrated along the Eel, Mad and Van Duzen Rivers. The Eel River flows through the City of Rio Dell and generates approximately 75 percent of the sand and gravel mined in Humboldt County. There is a gravel quarry located approximately one mile southwest of Rio Dell along Monument Road within the Dean Creek watershed; additional sand and gravel activities are located at the mouth of the Van Duzen River approximately 10 miles northwest of the City.

Discussion/Determination

a-b) The Housing Element Update will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, nor will it result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No mineral extraction occurs within the City boundaries; therefore, **no impact** will occur.

12. NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to excessive groundborne noise/vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

without the project?				
d) A substantial temporary or periodic increase in ambient noise levels in the vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or within two miles of a public airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Community noise is commonly described in terms of the "ambient" noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent sound level (L_{eq}), which corresponds to a steady-state sound level containing the same total energy as a time varying signal over a given period (usually one hour). The L_{eq} is the foundation of the composite noise descriptors such as Ldn and CNEL, and shows very good correlation with community response to noise. The California Department of Health Services' (DHS's) Office of Noise Control has studied the correlation of noise levels and their effects on various land uses and has published land use compatibility guidelines for the noise elements of local general plans. The guidelines are the basis for most noise element land use compatibility guidelines. The recommended maximum acceptable noise levels for various land uses are shown below.

Maximum Allowable Ambient Noise Exposure

Land Use	Suggested Maximum
Residential - Low Density	60 Ldn
Residential - High Density	65 Ldn
Transient Lodging	65 Ldn
Schools Libraries Churches Hospitals	70 Ldn
Auditoriums	70 Ldn
Playgrounds Parks	70 Ldn
Commercial	70 Ldn
Industrial	75 Ldn

Note: Ldn = day-night average sound level.

Source: State of California, Office of Planning & Research 2000

As shown in Table 2-2, persons in low-density residential settings are most sensitive to noise intrusion, with noise levels of 60 dBA community noise equivalent level (CNEL) and below considered "acceptable". For land uses such as schools, libraries, churches, hospitals, and parks, acceptable noise levels go up to 70 Ldn CNEL. For persons in commercial and industrial settings, acceptable levels of noise go up to 70 and 75 Ldn CNEL respectively. Land uses such as residences, health care facilities, public libraries, schools, and parks are typically considered sensitive to noise (sensitive receptors).

Discussion/Determination

a-d) The 2019 - 2027 Housing Element Update will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, will not expose persons to or generate excessive ground borne vibration or ground borne noise levels, will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, and will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

Although the Element facilitates the development of housing within the City, it does not propose new development in the City. Furthermore, because development allowed under the Element could occur anywhere in the City (within appropriate land use designations), the lever and location of any noise impacts cannot be identified at this programmatic level of planning.

The primary noise impact in Rio Dell is from traffic on the US 101 corridor and on the highway interchanges. Single event daytime noise levels from sources such as truck traffic and commercial activity in the Town Center are occasionally in excess of noisy urban daytime design standards of 60 dB(A). Commercial truck traffic in the City can contribute to single event noise and cause levels up to 86 dB(A). In addition, local domestic activity can generate a single noise event of 64 dB(A) to 86 dB(A) from chain saws, lawnmowers, and other vehicles. Currently the City does not have a noise ordinance. Overall, the City can be defined as having low ambient noise levels. **Less than significant impact.**

e-f) The City of Rio Dell does not have a public or private airport or private airstrip within the city boundary or the vicinity, therefore, any development facilitated by the Housing Element Update will not be impacted by noise associated with these uses. **No impact will occur.**

13. POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in the 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 housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Population

Rio Dell's population grew 5.1 % from 3,012 to 3,174 between 1990 and 2000 and from 3,174 to 3,368 between 2000 and 2010 according to the US Census. This population increase from 2000 to 2010 rose 6.1%. The growth was slightly under the 6.2% increase for the County during the same period. According to the California Department of Finance (DOF), the January 1, 2019

population is 3,326 for the City. The decrease in population from 2010 to 2019 is 42 people. This represents a decrease of about 1.25%.

Population Change 2011 to 2019							
Year	Humboldt County	Increase Decrease	% Change	Rio Dell	Increase Decrease	% Change	Rio Dell % of Humboldt County
2011	135,977	+1,354	+1.0	3,386	+18	+.53	2.49
2012	135,795	-182	-.13	3,364	-22	-.65	2.48
2013	135,424	-371	-.27	3,343	-21	-.62	2.47
2014	135,280	-144	-.11	3,343	0	0	2.47
2015	135,435	+155	+.11	3,341	-2	-.06	2.47
2016	135,666	+231	+.17	3,344	+3	+.09	2.46
2017	135,562	-104	-.08	3,365	+21	+.63	2.48
2018	136,084	+522	+.39	3,351	-14	-.42	2.46
2019	135,333	-751	-.06	3,326	-25	-.74	2.46

Source: California Department of Finance, Official State Population and Housing Estimates, January 1, 2019 (Table E-5)

Population projections for Rio Dell through 2030 are shown below. While no estimate of population growth for Rio Dell is available from the State Department of Finance, an estimate may be derived from estimates generated for the State and County. As noted above, population growth has historically maintained a close relationship to the County-wide figure, averaging roughly 2.5 percent of the County population. Using this percentage of the County figure provides the best available estimate of population growth for Rio Dell. Some variability may be anticipated, however, because Rio Dell's population remains more susceptible to changes in local employment based largely on its greater dependence on resource-based industries.

Year	California		County		Rio Dell	
	Number	Percent Change	Number	Percent Change	Number	As Percent of County Population
2000	34,105,437	--	126,518	--	3,174	2.5%
2010	39,135,676	14.7	134,785	6.5	3,370	2.5%
2020	44,135,923	12.8	142,167	5.5	3,350	2.5%
2030	49,240,891	11.6	147,217	3.6	3,681	2.5%

Housing

Between 2011 and 2019, the Department of Finance reported that the number of housing units in Rio Dell increased from 1,444 to 1,465, or by 21 units. The number of persons per household has dropped from 2.46 in 2011 to 2.38 in 2019. The type of housing and percentage of the overall housing stock is shown below.

Housing Units									
Year	Total	Single Detached	Single Attached	Two to Four	Five Plus	Mobile Homes	Occupied	Vacancy Rate	Persons Per Household
2011	1,444	1,030	70	177	18	149	1,367	5.3%	2.46
2012	1,445	1,032	70	177	18	148	1,364	5.6%	2.45
2013	1,449	1,033	70	180	18	148	1,357	6.3%	2.45
2014	1,452	1,036	70	180	18	148	1,368	5.8%	2.43
2015	1,453	1,037	70	180	18	148	1,373	5.5%	2.42

2016	1,456	1,040	70	180	18	148	1,376	5.5%	2.42
2017	1,459	1,043	70	180	18	148	1,379	5.5%	2.43
2018	1,462	1,045	70	180	18	149	1,388	5.1%	2.40
2019	1,465	1,046	72	180	18	149	1,391	5.1%	2.38

Source: California Department of Finance, Official State Population and Housing Estimates, January 1, 2011 to January 1, 2019 (Table E-5)

Discussion/Determination

a) The 2019 - 2027 Housing Element Update will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) as the Element does not propose new development or associated infrastructure. However, the Element facilitates the provision of residential housing consistent with historical growth rates and allows for development that is consistent with the City's General Plan and Land Use diagram. **Less than significant impact** will occur.

b) The 2019 - 2027 Housing Element Update will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; although the Element does not propose new development, it facilitates housing development through goals, policies and programs. The Element has the potential to improve housing conditions and affordability on the City, therefore reducing displacement and the need to replacement housing elsewhere. **No impact** will occur.

c) The 2019 - 2027 Housing Element Update meets the City's fair share of regional housing needs, and promotes the provisions of adequate housing for all economic groups. The Element identifies the City's existing need for housing based on current affordability levels, overcrowding, and overpayment. The following projections are used as guidelines to ensure that housing policies and programs focus on a mix of housing types and strategies to meet the housing needs of all economic segments of the community.

Median Household Income	\$42,685	Max % of Median	Starting	Highest			
		Extremely Low (30%)	•	\$12,806			
		Very Low (50%)	\$12,807	\$21,343			
		Low	\$21,344	\$34,148			
		Moderate	\$34,149	\$51,222			
		Above Moderate	\$51,223	•			
Rio Dell Percentage of Households By Income Category							
Income Brackets		Households in Bracket	Extreme Low	Very Low	Low	Moderate	Above Moderate
\$0	\$10,000	92	92	•	•	•	•
\$10,001	\$14,999	156	88	68	•	•	•
\$15,000	\$24,999	223	•	141	82	•	•
\$25,000	\$34,999	124	•	•	113	11	•
\$35,000	\$49,999	205	•	•	•	205	•
\$50,000	\$74,999	296	•	•	•	14	282
\$75,000	\$99,999	197	•	•	•	•	197
\$100,000	\$149,999	94	•	•	•	•	94
\$150,000	\$199,999	10	•	•	•	•	10
\$200,000	\$999,999	0	•	•	•	•	•
		1,397	180	389	195	230	583

Source: ACS 2012-2016 DP03 Data; <http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

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

HCAOG has prepared the Regional Housing Needs Allocation (RHNA) Plan to fulfill its mandated requirement to allocate by income category, each jurisdiction's "fair share" of projected housing needs for the period of December 31, 2018 through August 31, 2027. This period is the 6th RHNA cycle since the requirements began in 1981. Housing allocations are important components of the Housing Element updates of the County and seven cities in Humboldt County.

Cities and Counties are not required to provide housing designated by the RHNA process. The RHNA is a distribution of housing capacity that each city and county must zone for in a planning period. It is not a construction need allocation.

Development of the RHNA plan began with discussions with HCD in June of 2018. HCAOG's received a final RHNA determination in August 27, 2018 (provided in Appendix A). HCAOG staff met with planning representatives on a regular basis from June through December. The HCAOG Board discussed the RHNA process and methodology in monthly meetings beginning in October. HCAOG's methodology was adopted at a public hearing on December 20, 2018.

As indicated in the final determination from HCD, the 8.7-year projection period begins December 31, 2018 and ends August 31, 2027. The allocation is based on the California Department of Finance projections. The state-mandated RHNA process (Government Code Sections 65580 *et seq.*) requires HCAOG to develop a methodology that determines how to divide and allocate an overall allocation that the region receives from the state to local jurisdictions. HCD's housing need determination is as follows:

HCD Final RHNA Determination for Humboldt County

Income Category	Percent	Housing Unit Need
Very Low*	24.4%	829
Low	15.7%	532
Moderate	18.1%	613
Above Moderate	41.8%	1,416
Total	100.0%	3,390
*Extremely-Low	12.3%	Included in Very-Low Category

At a noticed public hearing, the HCAOG Board adopted a RHNA methodology at their December 20, 2019 Board meeting. The methodology utilized available population and employment data using equal weighting. The final allocations are summarized as follows:

Final 2019 Overall RHNA

Jurisdiction	EDD Employment Data	DOF Population (1/1/2018)	Jobs Distribution	Population Distribution	Jobs-Pop 50-50 Split Allocation %	RHNA
Arcata	10,362	18,398	22.5%	13.5%	18%	610
Blue Lake	182	1,280	0.4%	0.9%	0.7%	23
Eureka	16,956	26,362	36.8%	19.4%	28.1%	952
Ferndale	422	1,367	0.9%	1.0%	1.0%	33
Fortuna	3,819	12,042	8.3%	8.9%	8.6%	290
Rio Dell	246	3,348	0.5%	2.5%	1.5%	51
Trinidad	387	340	0.8%	0.2%	0.5%	18
Unincorporated Area	13,754	72,865	29.8%	53.6%	41.7%	1,414
Totals	46,128	136,002	100.0%	100.0%	100.0%	3,390

Final 2019 RHNA Allocation by Income Category

Jurisdiction	Very Low Income	Low Income	Moderate Income	Above Moderate	RHNA #'s
Arcata	142	95	111	262	610
Blue Lake	7	4	5	7	23
Eureka	231	147	172	402	952
Ferndale	9	5	6	13	33
Fortuna	73	46	51	120	290
Rio Dell	12	8	9	22	51
Trinidad	4	4	3	7	18
Unincorporated Area	351	223	256	583	1,413
Totals	829	532	613	1,416	3,390

The Housing Element Update provides for the 51 additional units during the 2019-2027 planning period by analyzing vacant and underutilized land that is readily available for single- and multi-family housing. There are an estimated 360 developable residential acres in the City limits. In addition, there are an estimated 45+/- commercial acres that allow mixed residential uses in the City limits. Combined, there are about 400 developable acres in the City limits. Given these acreages and using the assumed build-out densities for each land use designation, the estimated developable land area consisting of vacant and underdeveloped land in the City could support roughly 380 units (at mid-point) and about 760 units (at maximum density).

Using the mid-point housing unit holding capacity of 384 units and the average household size of 2.38 persons (per DOF estimates), a population increase of about 913 persons could be accommodated under the current General Plan. For comparison, the 2020 population estimate for Rio Dell is 3,350 persons, an increase of 22 persons over the current Rio Dell population of 3,326 (based on the City maintaining its 2.5 percent share of County population). Current capacity could accommodate more than the projected population increase. **Less than significant impact** will occur.

14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Fire protection service in the City is provided by Rio Dell Fire Protection District (RDFPD) out of its Rio Dell station on Wildwood Avenue. According to the Humboldt Local Agency Formation Commission (HLAFCO) 2016 Municipal Service Review (MSR), the RDFPD has 23 volunteers and 4 auxiliary personnel and 7 pieces of fire apparatus (vehicles).

Police projection service in the City is provided by the City of Rio Dell Police Department (RDPD) out of its station at Rio Dell City Hall. The RDPD has six officers and five police cruisers (HLAFCo, 2008).

Rio Dell Elementary School District (RDESD), Fortuna Union Elementary School District (FUESD), and Fortuna Union High School District (FUHSD) manage school service in Rio Dell. The RDESD manages elementary and middle schools in Rio Dell; FUESD manages elementary and middle schools in Fortuna; and FUHSD manages high schools in Fortuna.

The RDESD operates two schools in Rio Dell: Eagle Prairie Elementary with a capacity of 310 students, a current enrollment of 213 students, and an existing unused capacity of 97 students; and Monument Middle School with a capacity of 150 students, a current enrollment of 101 students, and an existing unused capacity of 49 students (Stacy Sauers, May 2019).

The FUHSD operates two schools in Fortuna: Fortuna Union High with a capacity of 1,500, a current enrollment of 857 students, and a current unused capacity of 643 students; and East High with a capacity of 100 students, a current enrollment of 60 students, and a current unused capacity of 40 students (Sara Poust, May 2019).

There are several park and recreational facilities available to City residents, including playing fields, playgrounds and tennis courts (16.1 acres) located at Eagle Prairie Elementary and Monument Middle School, a playground and ball park (3.4 acres) adjacent to the RDFPD fire hall, two small parks, including Memorial Park and Triangle Park, and two City-maintained Eel River access points at Davis Street and Edwards Drive.

Discussion/Determination

a) Adoption of the 2019 - 2027 Housing Element would not affect the RDFPD's ability to provide fire protection services and would not require new or physically altered fire stations. Although the Housing Element may remove potential obstacles to residential development, it does not include proposals for new development or changes to existing General Plan land use designations/zoning, and would not increase the quantity or location of development beyond the amount already permitted by the General Plan. Thus, any increase in service calls associated with the Element has already been considered through the General Plan process. Therefore, **no impact** would occur.

b) Adoption of the 2019 - 2027 Housing Element would not affect the RDPD's ability to provide police protection services and would not require new or physically altered police stations. Although the Housing Element may remove potential obstacles to residential development, it does not include proposals for new development or changes to existing General Plan land use designations/zoning, and would not increase the quantity or location of development beyond the amount already permitted by the General Plan. Thus, any increase in service calls associated with the Element has already been considered through the General Plan process. In addition, existing General Plan policies require that the City: adopt regulations and fees to provide for adequate public facilities (Policy LU-25); and cooperate with the RDPD to ensure that emergency services are adequate to protect existing/future residents (Policy LU-27). Therefore, **no impact** would occur.

c) Adoption of the 2019 - 2027 Housing Element would not affect the RDESD's and FUHSD's ability to provide school services and would not require new or physically altered schools. Although the Housing Element would remove potential obstacles to residential development, it does not include proposals for new development or changes to existing General Plan land use designations/zoning, and would not increase the quantity or location of development beyond the amount already permitted by the General Plan. Thus, any increase in school demand associated with the Element has already been considered through the General Plan process. In addition, one of the focuses of the proposed Housing Element's focus is on increasing the number of second units in the City, and second units are generally small and serve one and two person households rather than families with children. Finally, new residential development in the City would be required to pay the State-mandated school impact fee which would mitigate associated impacts to schools. Therefore, **no impact** would occur.

d) Adoption of the 2019 - 2027 Housing Element would not affect the City's ability to provide park and recreation service and would not require new or physically altered park and recreational facilities. Although the Housing Element would remove potential obstacles to residential development, it does not include proposals for new development or changes to existing General Plan land use designations/zoning, and would not increase the quantity or location of development beyond the amount already permitted by the General Plan. Thus, any increases in park and recreational facility and service demand associated with the Element have already been considered through the General Plan process. Therefore, **no impact** would occur.

15. RECREATION	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Park service in Rio Dell, is the responsibility of the City of Rio Dell. There are several existing parks and recreational facilities available to City residents, including playing fields, playgrounds, and tennis courts (16.1 acres) located at Eagle Prairie Elementary and Monument Middle School, a playground and ball park (3.4 acres) adjacent to the Rio Dell Fire Department hall.

Discussion/Determination

a & b) Adoption of the 2019 - 2027 Housing Element would not affect the City's ability to provide park and recreation service and would not require new or physically altered park and recreational facilities. Although the Housing Element would remove potential obstacles to residential development, it does not include proposals for new development or changes to existing General Plan land use designations/zoning, and would not increase the quantity or location of development beyond the amount already permitted by the General Plan. Thus, any increases in park and recreational facility and service demand associated with the Element have already been considered through the General Plan process. Therefore, **no impact** would occur.

16. TRANSPORTATION/TRAFFIC. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation systems, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable CMP, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The City of Rio Dell's street system is a grid system along Wildwood Avenue in the Town Center and streets more contoured to rivers and slopes on both sides of U.S. Highway 101 (HWY 101). U.S. Highway 101 is a grade-separated four-lane freeway that intersects the City of Rio Dell. Wildwood Avenue is the main arterial for the City and intersects the Town Center. Both minor arterials (i.e. Davis Street) and collectors link Wildwood Avenue to the three highway interchanges serving the City.

Trips in and around the City are completed on a circulation system that has a hierarchal structure. The highest capacity is provided by the Caltrans-maintained highway, with lower capacities and speeds on city-maintained streets.

Rohnerville Airport, located approximately four miles to the north, is the closest airport to Rio Dell. It is a general aviation facility operated by Humboldt County, and the City of Rio Dell is not located within the airport land use compatibility zones designated around this airport by the County's Airport Land Use Compatibility Plan (ALUCP). Most commercial aviation traffic in the County is based at Arcata/Eureka Airport in McKinleyville situated well to the north.

The Redwood Transit System, a public bus system for Humboldt County, currently offers service to the City at three stops — on Rigby Ave and Center Street, on Rigby Ave and Davis Street, and at the Rio Dell City Hall on Wildwood Avenue.

Discussion/Determination

a) The proposed 2019 - 2027 Housing Element and its related action programs would not directly result in development, would not change General Plan land use designations or zoning, and would not significantly impact Rio Dell traffic. The quantity of residential units for which potential obstacles to development would be removed under the proposed Element is within the buildout totals evaluated in the EIR certified for the City's updated Land Use and Housing Elements in 2004. Furthermore, the City's Circulation Element and Municipal Code contain policies and standards to mitigate and/or avoid significant traffic impacts, including: providing capacity, safety and structural improvements to City streets based on existing travel needs; keeping congestion problems from strangling downtown; specifying minimum right-of-way and cross-section standards for City streets; and requiring dedication of rights-of-way for new streets as conditions of approval for new development. Finally, the City does not have adopted level of service standards or other significance criteria for local roadways. Therefore, the proposed

Housing Element would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, and the impact would be **less than significant**.

b) Humboldt County does not have a Congestion Management Agency (CMA) or an associated Congestion Management Program (CMP). Therefore, the proposed Housing Element would not have the potential to conflict with any such plan, and **no impact** would occur.

c) The City of Rio Dell is located four miles from the nearest airport (Rohnerville Airport) and over 30 miles from the nearest commercial airport (Arcata/Eureka Airport). The City is not located within the land use compatibility zones of either of these airports as set for in the ALUCP. Because the proposed Housing Element does not include proposals for new development, the Element would not have the potential to result in a change in air traffic patterns that could result in substantial safety risk. Therefore, **no impact** would occur.

d-e) The proposed 2019 - 2027 Housing Element would not substantially increase hazards due to a design feature or incompatible uses (e.g., farm equipment), and would not result in inadequate emergency access. It does not include proposals for new development, new roads, or changes in existing General Plan land use designations and zoning, and would not introduce new traffic, including incompatible traffic such as farm equipment, to the City's road system. It would simply help implement the City's General Plan by removing potential obstacles to residential development in areas already designated for such development. In addition, the Housing Element would reinforce adopted policies and the City's General Plan Land Use Diagram which encourage/designate higher density residential development in the existing urban core (Town Center) and as second units in City suburbs — these areas are already served by an existing grid street system developed to City standards, and generally do not include the more peripheral hilly areas of the City where narrower, more winding streets exist. Finally: (1) City design standards set forth required roadway cross-section dimensions, turning radii requirements which have been formulated to provide adequate emergency access; (2) new development projects are reviewed by the RDPD and RDFPD to ensure adequate emergency access; and (3) the Safety Element of the City General Plan includes policies requiring the provision of adequate emergency access, adequate turn-a-round areas at the end of cul-de-sacs of more than 300 feet, and adequate site distance (Policies 14-17). Therefore, **no impact** would occur.

f) The proposed 2019 - 2027 Housing Element would not conflict with policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance of such facilities. The Housing Element does not propose new development or land uses changes. Therefore, **no impact** would occur.

17. UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

significant environmental effects?				
c) Require new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The City of Rio Dell water system serves approximately 1,450 customers and consists of a network of water mains, valves and storage tanks that deliver treated water from the plant located at 475 Hilltop Drive to water customers. The city currently produces approximately 90 million gallons of drinking water per year. Average daily use is estimated at 0.267 million gallons per day (MGD), while peak daily use is estimated at approximately 0.474 MGD. System maintenance and improvements by the city are focused on enhancing the reliability of water service to the community and are not intended to increase plant capacity.

The City's water supply needs were originally met by individual wells and springs serving clusters of homes and a private water company that served the broader community. Much of the current water system was developed around World War II and later. Eventually, the city developed a well system which was supplied from three wells located north of the city across the Eel River. The production from the city's well system began declining significantly in 2000, with high levels of manganese in the water produced by the wells. Attempts to rehabilitate or create new wells at this location were unsuccessful at the time. In response, the City of Rio Dell developed a water intake on the South Fork of the Eel River. The completion of this project lifted a water emergency declaration within the city that had been in place for over five years. The city reports that this project also dramatically improved the quality of water delivered to residents. Raw (untreated) water is pumped from infiltration galleries under the Eel River to the treatment plant. The production capacity of the gallery is tied to water levels within the river, such that in the winter the pumps can deliver around 700 gallons per minute (GPM), but in the summer production falls to about 550 GPM (0.792 MGD).

In 2014, ongoing drought and record low flows in the Eel River spurred the development of a backup water supply for the city. The Metropolitan Wells project was conceived and work began to rehabilitate two wells on the old well site. The third well remains intact for future expansion if needed. The project included new pumps, piping, groundwater treatment, and connection to the

existing distribution system. The well site was designed to pump, treat and convey clean drinking water, as well as monitor groundwater adjacent to the site via three groundwater monitoring wells installed by the project. This project was completed in the spring of 2018 and will provide improved drinking water quality and reliability for Rio Dell during emergencies and droughts.

Water is pumped to treatment for filtration and disinfection before entering the city's distribution system. The distribution system includes almost 26 miles of pipes running beneath the city streets, in addition to valves, fire hydrants, and water meters. The City of Rio Dell's water transmission and distribution system originated from the consolidation of private systems and construction of new sections over time. The resulting system serves incremental new developments rather than serving the city as a whole.

Like most municipal water providers, aging lines is an ongoing challenge for the City of Rio Dell. According to the City's Water System Capital Improvement Plan, there remains considerable steel piping in deteriorating condition within the system that is smaller than 4 inches in diameter and is inadequate to provide fire protection if needed. Particularly, the distribution system in Dinsmore on Monument Road is in poor condition and needs replacement. Additionally, cleanout and blow off assemblies need to be added to keep the piping network clean. Valves and hydrants that do not operate properly need to be replaced. The city has noted that they are working on obtaining grants through Proposition 1 to rehabilitate and replace their aged water lines.

The City of Rio Dell operates a booster pump station at the Douglas Tank site which boosts pressure from the city's primary pressure zone to a second pressure zone on the Dinsmore Plateau. In total these two pressure zones are served by four tanks ranging in size from 100,000 gallons to 500,000 gallons for a total combined storage capacity of 1.1 million gallons. The Painter Street Tank is a 250,000-gallon welded steel water tank that supplies the main pressure zone. The Douglas Tank site has a 500,000-gallon bolted steel tank and an existing 250,000-gallon redwood tank that's used for backwashing the infiltration gallery. It can be used as an emergency source. The Dinsmore Tank, a 100,000-gallon bolted steel water tank installed in 2007, supplies a smaller pressure zone and is filled from the Douglas Tank. The city has noted that they are working on obtaining grants through Proposition 1 to rehabilitate and replace their water storage systems.

In December 2015, the City of Rio Dell adopted new/increased water rates in compliance with Proposition 218 (Resolution No. 1281-2015). The rate increase corrected an ongoing deficit within the water fund and restored required reserve levels over a five-year period. Prior to this correction, it was estimated that the Water Fund would enter a negative balance by 2018. The funds for these corrected rates provide water service that includes operating costs, capital costs, and debt service payments. The customer's water bill is calculated using a monthly base rate and an additional unit charge based on the amount of water used. Water meters are read at the end of each month and utility bills are generated and due at the beginning of each month. The city's water service rates are summarized below. Based on these rates, approximately 75% of the revenue collected is attributable to the fixed monthly charge, and 25% of the revenue collected is based on volumetric use or the amount of water consumption. All volumetric charges are assigned a fixed dollar amount based on Equivalent Service Units (ESU) of water (748 gallons equals one unit). Water service outside of city limits is charged at a higher rate than service within the city. This includes about 29 water customers who are charged an additional "Dinsmore Zone" surcharge in addition to the regular rate. This has allowed the city to separate water system rates by pressure zone.

Water Service Rates	
Rates	Per meter/per month
Water Connection Fee	\$2,500.00
Meter Installation Fee	\$200.00 or actual cost
Residential Base Rate (Within and Outside City Limits)	\$47.57 (2018) \$48.50 (2019) \$49.48 (2020)
Dinsmore Zone Surcharge (Outside City Limits)	\$65.00
Cost per Unit of Water Used (Equivalent Service Unit = 748 gallons)	\$3.10/ESU (2018) \$3.17/ESU

Recent projects conducted by the City to address improvements to the water collection, storage, and distribution system, along with updated water rates, have set the course towards a sustainable future water system. Rio Dell has a Water System Asset Management Plan and Capital Improvement Plan that serves to identify current and future needs for the replacement of water system components for the City of Rio Dell. This allows for proactive maintenance of the water system that is critical for providing safe and reliable access to drinking water and protecting public health. Efforts to address source capacity has also increased water supply reliability during emergencies and droughts for Rio Dell and has also increased the city's capacity to serve existing and future development.

Wastewater: The City of Rio Dell provides wastewater collection, treatment, and disposal to approximately 1,448 connections, and consists of a network of wastewater collection pipes, manholes, cleanouts, and pumps that convey wastewater to the treatment plant located at 475 Hilltop Drive. The City's wastewater treatment plant is regulated by the Northcoast Regional Water Quality Control Board (RWQCB) under a National Pollutant Discharge Elimination System (NPDES) waste discharge Order # R1-2017-0007. The city employs three full-time and one half-time wastewater treatment plant (WWTP) operators.

In 2013 the city completed a major WWTP upgrade which replaced the old conventional wastewater plant with the newly activated sludge process to address nutrient removal. The project also included construction of the flood irrigation field located in the Metropolitan area. Raw sewage from the south and north mainlines enter the treatment facility and receive primary treatment and then on to an aerated activated sludge process. The design flow of the treatment plant is 2 MGD with an average daily flow of 0.25 MGD.

The sewage sludge is separated from the liquid. "Sewage sludge" refers to the solids separated during the treatment of municipal wastewater. The left over liquid is chlorinated to ensure elimination of biological contaminants, and then it is dechlorinated to prepare it for discharge either into the Eel River (October-May) or the flood irrigation fields (May- October). The separated sludge is transferred to the digestors and then dried onsite producing Class A biosolids that the city is able to give away to residents as a soil amendment.

The City has identified several wastewater facility improvement projects and continues to seek grant funding. The first is to address the collection system's high inflow and infiltration (I/I). Surface stormwater and seasonally high groundwater is a significant contributor to I/I in Rio Dell. Poor drainage in areas of the City causes ponding and flooding leading to I/I. The City has been working to identify areas of the city where stormwater ponding and flooding has been historically problematic and is near wastewater pipes and therefore directly contributing to I/I. The City reports they are actively seeking grant funding to complete a comprehensive Sanitary Sewer Evaluation Study (SSES).

In 2014, the City established new wastewater service rates and charges for residential, commercial and institutional customers. The wastewater rates include a fixed minimum charge in addition to volume rates based on winter water consumption. Water consumption is measured in units of 100 cubic feet or 748 gallons. Sewer rates are adjusted annually for inflation on July 1st using a CPI rate adjustment. See the Table below.

<i>Wastewater Service Rates for FY 2017-18</i>	
<i>Rates</i>	<i>Per meter/per month</i>
Sewer Connection Fee	\$5,220.00
Fixed Charge	\$50.68
New Customer	\$72.88
Low Flow	\$3.55/ESU
Domestic Flow	\$4.44/ESU
Medium Flow	\$6.66/ESU
High Flow	\$7.76/ESU

Stormwater: The City of Rio Dell operates and maintains a stormwater drainage system. Several perennial and ephemeral streams that historically meandered from small watersheds west of the City in route to the Eel River have been re-aligned or conveyed in part through underground pipes to allow for urban development.

The City receives significant amounts of rainfall each year, averaging approximately 48 inches. The statistically predicted 100-year rainfall is just over 80 inches per year. This rainfall is conveyed through the city to the Eel River by a drainage system that contains four primary components: (1) underground drainage conduits composed of high density polyethylene, reinforced concrete pipe or corrugated metal pipe (457 total); (2) artificial open drainage ditches characterized by open lined and unlined channels (122 total); (3) drainage inlets characterized as a collection point at which surface flow is concentrated to, and conveyed into, underground drainage conduits (336 total); and (4) storm drain manholes (3 total).

The City is in the process of a drainage project for repairs and upgrades to severely degraded or inoperable portions of the stormwater system in various locations in the city, including culvert replacement and repair, completed in 2018. The City reports that future projects are planned, but still in need of financing.

Solid Waste: The City of Rio Dell generated a total of 1,806 tons of solid waste in 2018 (Recology Eel River). Household waste accounted for approximately 80% of this total (1,400 tons), while business waste accounts for about 20% (406 tons) (Personal Communication Karen Smith, Recology May 2019.). This waste is collected and disposed of by Recology Eel River (RER) under a franchise agreement with the City. In addition to weekly garbage pick-up, the City has contracted with RER to provide bi-weekly curbside recycling and green waste pick-up in an effort to reduce the City waste stream. The City also promotes composting to reduce its waste stream through the selling of compost bins residents and businesses at subsidized rates. Municipal and recycling waste are each collected in the City and transported to ERD's transfer facility in Fortuna.

The municipal waste is then transported to either the Anderson Landfill in Shasta County, Potrero Hills Landfill in Solano county or the Dry Creek Landfill near Medford Oregon. The recycling waste is sorted and then sold to a variety of users. Green waste is transported to the Fairhaven cogeneration plant where it is used as fuel to generate electricity (Ibid.) or to Wes Green Landscape materials where it is composted.

The City has implemented a solid waste recycling and waste diversion program in accordance with the State Integrated Waste Management Act (AB 939) which requires cities to reduce their solid waste streams by incremental targets leading to a 70% reduction by 2015. The City and RER has been implementing the recycling, green waste and composting programs described above in an effort to comply with AB 939.

Discussion/Determination

a) Adoption of the proposed Housing Element would not exceed the wastewater treatment requirements of the RWQCB. This is because: (1) the proposed Element does not include proposals for new development, and thus would not generate wastewater; and (2) the number of residential units for which obstacles to development would be removed under the Element has already been planned for by the City's General Plan. Therefore, **no impact** would occur.

b,e) The proposed Housing Element would not require or result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which could cause significant environment effects. This is because: (1) the Housing Element does not include proposals for new development, and thus would not generate a demand for water or wastewater treatment/disposal; (2) the City has made significant improvements to its wastewater treatment plant and water facilities, including the infiltration gallery and the Metropolitan Wells project; and (3) for the most part, infill development is expected where water and sewer lines already exist.

In addition, the City's existing General Plan has policies to minimize impacts to the City's water and wastewater systems and ensure that adequate capacity is provided in these systems to serve this development, including requiring the City to: adopt regulations to meet City infrastructure needs through exactions, dedications and impact fees (Policy LU-25); require new development to connect to the City's water and wastewater systems (Policy LU-30); and periodically evaluate water and wastewater system needs and plan for required upgrades (Policies LU-32 and -33).

Also, the proposed Housing Element includes policies and action plan items directed towards minimizing the demand for water and wastewater infrastructure, including: encouraging new residential development in areas already served by water and wastewater infrastructure; and requiring the City to pursue Federal and State funding for water and wastewater system

improvements. Based on the above, **no impact** would occur.

c) The proposed Housing Element by itself would not require the construction or expansion of stormwater drainage facilities, the construction of which could cause significant environmental effects. This is because of the reasons stated under Response 16b above which also apply to stormwater drainage facilities. Therefore, **no impact** would occur.

d) No new or expanded water entitlements would be needed as a result of adoption of the proposed Housing Element. This is because: (1) the Element does not proposed new development which would increase water demand in the City; (2) the Element does not propose changes to existing land use designations or zoning which would increase the development potential and thus increase future water demand in the City; (3) water demand impacts associated with new development permitted under the City's Land Use Diagram have already been evaluated and mitigated, where required, in the EIR certified for the 2015 General Plan; and (4) the City's existing water demand is less than one-third of its existing water right. In addition, the City's General Plan has policies to minimize impacts to the City's water and wastewater systems and ensure that adequate capacity is provided in these systems to serve this development, including requiring the City to: adopt regulations to meet City infrastructure needs through exactions, dedications and impact fees (Policy LU-25); require new development to connect to the City's storm drain system (Policy LU-30); and periodically evaluate stormwater drainage system needs and plan for required upgrades (Policies LU-32 and 33. Based on the above, **no impact** would occur.

f,g) Adoption of the proposed Housing Element would have no impact on solid waste disposal needs, and would not result in violations of federal, state and local statutes and regulations related to solid waste. This is because: (1) the Element does not proposed new development which would increase solid waste generation in the City; (2) the Element does not propose changes to existing land use designations or zoning which would increase the development potential and thus increase future solid waste generation in the City; and (3) solid waste impacts associated with new development permitted under the City's Land Use Diagram have already been evaluated and mitigated, where required, in the EIR certified for the 2015 General Plan. The City's General Plan has policies to minimize solid waste generation and maximize recycling as required by AB 939, including: requiring the City to explore additional techniques for reducing solid waste and complying with AB 939 waste diversion goals (Policy LU-31); require recycling and waste diversion under its solid waste recycling and waste diversion program . Based on the above, **no impact** would occur.

18. MANDATORY FINDINGS OF SIGNIFICANCE:	Potentially Significant Impact	Less Than Significant Impact w/Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish/wildlife, cause fish/wildlife population to drop below self-sustaining levels, threaten to eliminate plant/animal community, reduce the number/range of a rare/endangered species, or eliminate important examples of major periods of CA history/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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial direct/indirect adverse effects on human beings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Certain mandatory findings of significance must be made to comply with CEQA Guidelines Section 15065. The element has been analyzed, and it has been determined that it would not:

- Substantially degrade environmental quality;
- Substantially reduce fish or wildlife habitat;
- Cause a fish or wildlife population to fall below self-sustaining levels;
- Threaten to eliminate a plant or animal community;
- Reduce the numbers or range of a rare, threatened, or endangered species;
- Eliminate important examples of the major periods of California history or pre-history;
- Achieve short term goals to the disadvantage of long term goals;
- Have environmental effects that will directly or indirectly cause substantial adverse effects on human beings; or
- Have possible environmental effects that are individually limited but cumulatively considerable when viewed in connection with past, current, and reasonably anticipated future projects.

a) The Element is not located in an area where the degradation of biological communities would occur.

b) Many of the items reviewed as part of this initial study would result in No Impact. Many other topics were considered to have less than significant impacts and where appropriate, findings

were made with reference to the Rio Dell General Plan.

c) The project is not expected to have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. The Element has been designed to be consistent with General Plan policies, and measures to reduce project related impacts to the environment have been incorporated into the project design wherever possible to ensure compliance.

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Rio Dell Housing Element Glossary

Above moderate income households. Households that make more than 120% of the median household income (Section 65915 California Government Code (CGC)).

Accessory Dwelling Unit. An attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the single family dwelling is situated. An accessory dwelling unit also includes the following:

1. An efficiency unit, as defined by Section 17958.1 of the Health and Safety Code.
2. A manufactured home, as defined in Section 18007 of the Health and Safety Code.

Accessory Structure. A structure that is physically attached or detached from, secondary and incidental as measured by mass, size or location to, and commonly associated with a primary structure on the same site.

Accessory Use. A use customarily incidental to, related and clearly subordinate to a primary use on the same parcel, which does not alter the primary use.

Affordable. This term is used in two ways. When referring to homes "affordable" to lower income households, it means that the household is paying no more than 35% of their income on housing costs, including utilities. When referring more generally to housing of any income group, "affordable" means housing that costs less to construct.

Affordable Unit. A dwelling unit that is required to be rented at affordable rents or purchased at an affordable sales price to specified households.

Annual Household Income. The combined gross income for all adult persons living in a dwelling unit as calculated for the purpose of the Section 8 program under the United States Housing Act of 1937, as amended, or its successor, or other income limits that may be required by a public funding agency.

Annex. To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal '8 (new construction, substantial rehabilitation, and loan management set-asides), Federal 's 213, 236, and 202, Federal '221(d)(3) (below-market interest rate program), Federal '101 (rent supplement assistance), CDBG, FmHA'515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Buildable Area. The portion of a site that can actually be built upon and which is outside of identified site constraints.

Buildout; Build-out. Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations

California Building Code. The California Building Code is administered by the California Building Standards Commission- a state governmental agency. The Code, available online, details building and construction standards and regulations.

California Environmental Quality Act (CEQA). State law (California Public Resources Code Sections 21000 et seq.) requiring public agencies to document and consider the environmental effects of a proposed action, prior to allowing the action to occur.

Clustered Development. Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

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

Condominium. As defined by Civil Code Section 915, a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map.

Consistency, Consistent With. Free from significant variation or contradiction. The various diagrams, text, goals, policies, and programs in the general plan must be consistent with each other, not contradictory or preferential. The term "consistent with" is used interchangeably with "conformity with." The courts have held that the phrase "consistent with" means "agreement with; harmonious with." The term "conformity" means in harmony therewith or agreeable to (Sec 58 Ops.Cal.Atty.Gen. 21, 25 [1975]). California State law also requires that a general plan be internally consistent and also requires consistency between a general plan and implementation measures such as the zoning ordinance. As a general rule, an action program or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment.

Construction Costs. The estimated cost per square foot of construction, as established by the Building Official for use in setting regulatory fees and Building Permits, multiplied by the total square footage, to be constructed, except for any floor area devoted to a garage.

County. The County of Humboldt, State of California.

Day Care, Adult Day Care. Facilities that provide non-medical care and supervision of individuals for periods of less than 24 hours. These facilities include Adult Day Care facilities, and are required to be licensed by the California State Department of Social Services.

Dedication. The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county.

Dedication, In Lieu Of. Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Defensible Space. (1) In fire-fighting and prevention, a 30-foot area of non-combustible surfaces separating urban and wildland areas. (2) In urban areas, open spaces, entry points, and pathways configured to provide maximum opportunities to rightful users and/or residents to defend themselves against intruders and criminal activity.

Density Bonus. As defined by Government Code Section 65915 et seq., an increase over the maximum density otherwise allowed by the applicable zoning district, that is granted to the owner/developer of a housing project who agrees to construct a senior housing project or a prescribed percentage of dwelling units that are affordable to households of very low; low; and/or moderate income.

Design Review; Design Control. The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards.

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

Discretionary Decision. As used in CEQA, an action taken by a governmental agency that calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

Discretionary Permit. A City land use review and entitlement process where the review authority exercises discretion in deciding to approve or disapprove the permit. Includes Minor Use Permits, Use Permits, Variances, Design Review Approval, Planned Development Permits, and Subdivision Maps.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other. See also "Multi-Family Housing" and "Second Units".

Dwelling Unit. A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Emergency Shelter. A facility that provides immediate and short-term housing and supplemental services for the homeless. Supplemental services may include food, counseling, and access to other social programs.

Extremely low income households. Households that make 30% or less of the median household income (Section 65915 CGC).

Fair share regional housing need. The projected housing needs for the unincorporated areas described in the most recent Regional Housing Needs Allocation.

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

Family Residential Occupancy (FRO). FRO are housing units that provide affordable housing to families. FRO units are larger in size and typically include a bedroom and living area. A motel conversion may include a mix of SRO and FRO units. Motel rooms may also be converted into FRO by merging two or three units to accommodate single-parent or other small families (See Single Room Occupancy).

Floor Area Ratio (FAR). The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 sq. ft. of floor area; an FAR of 2.0 would allow 20,000 sq. ft.; and an FAR of 0.5 would allow only 5,000 sq. ft. FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district.

Footprint; Building Footprint. The outline of a building at all of those points where it meets the ground.

General Plan. The City of Rio Dell General Plan, including all its elements and all amendments thereto, as adopted by the City Council in compliance with Government Code Section 65300 et seq., and referred to in the Land Use Code as the General Plan. The General Plan serves as the constitution of a community; the General Plan expresses the goals, policies, and direction to provide the basis for rational decisions regarding the long-term development of a community.

Household. All those persons-related or unrelated, who occupy a single housing unit.

Households, Number of. The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing Unit. A house, apartment, mobilehome or trailer, group of rooms, or single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building or through a common hall.

Infill Development. Development, redevelopment or reuse of land that is either underutilized, brownfield or vacant, but substantially surrounded by existing urban development. In all instances, infill development occurs on sites that already have sufficient City services immediately available. Infill development may include new residential units on upper floors of commercial structures, development of second units on residential lots, and new or expansion of existing residential and commercial structures and uses consistent with the provisions of the applicable land use and zoning designations.

Low Income Household. A household with an annual income usually no greater, than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Land Use. The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City zoning ordinance and General Plan land use designations.

Land Use Permit. Authority granted by the City to use a specified site for a particular purpose. "Land Use Permit" includes Use Permits, Minor Use Permits, Variances, Planned Development Permits, etc.

Live/Work Unit. An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: Complete kitchen space and sanitary facilities in compliance with the Building Code; and Working space reserved for and regularly used by one or more occupants of the unit.

Local Agency Formation Commission (LAFCO). A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals. The LAFCO members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCOs include two representatives of special districts.

Lodging.

Bed and Breakfast Inn (B&B). A residential structure with one or more bedrooms rented for overnight lodging, where meals may be provided subject to applicable Environmental Health Department regulations.

Campground. A site used or intended for use for temporary occupancy by persons traveling by automobile or otherwise, which may include individual campsites, but where utility hookups for recreational vehicles are not provided.

Hostel. The provision of overnight lodging in dormitories or shared rooms, with shared bathroom facilities.

Hotel or Motel. A facility with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

Recreational Vehicle (RV) Park. A site where one or more lots are used, or are intended to be used, by persons with recreational vehicles or tents. Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each lot and are intended as a higher density, more intensively developed use than campgrounds. May include accessory retail uses where they are clearly incidental and intended to serve RV park patrons only.

Vacation Rental. Rental of primary residences and secondary units on a seasonal or short term basis.

Lot or Parcel. A recorded lot or parcel of real property under single ownership, lawfully created

as required by applicable Subdivision Map Act and City ordinance requirements, including this Land Use Code.

Lot Frontage. The boundary of a lot adjacent to a public street right-of-way.

Lot Line or Property Line. Any recorded boundary of a lot.

Low income households. Households that make between 51% -80% of the median household income (Section 65915 CGC).

Lower income households. Households that make 80% or less of the median household income.

Manufactured Home, or Mobile Home. A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park and not including recreational vehicle, commercial coach or factory-built housing. A mobile home on a permanent foundation is included under the definition of "Single-Family Dwellings."

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See Mobile Home)

Market Rate. Not restricted to an affordable housing price or affordable rent.

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

Mobile Home Park. Any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes. May include a common storage area for recreational vehicles owned by residents only.

Moderate Income Household. Households that make between 81% and 120% of the median household income (Section 65915 CGC), adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Modular Unit. A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, educational, or industrial use. Differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. California standards are more restrictive

than federal standards in some respects (e.g., plumbing and energy conservation). Also called Factory-built Housing and regulated by State law of that title. (See "Mobile Home" and "Manufactured Housing.")

Multi-Family Housing. A dwelling unit that is part of a structure containing two or more dwelling units excluding second units. Multi-family dwellings include: duplexes, triplexes, fourplexes (buildings under one ownership with two, three or four dwelling units, respectively, in the same structure); apartments (five or more units under one ownership in a single building); and permanent supportive housing and single room occupancy housing where people live as independently as possible with the assistance of social services tailored to each person's needs.

National Environmental Policy Act (NEPA). An act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.

Negative Declaration. A statement describing the reasoning that a proposed action will not have a significant adverse effect on the environment, in compliance with the California Environmental Quality Act (CEQA).

Nonconforming Parcel. A parcel that was legally created prior to the adoption of this Land Use Code or amendment, but does not comply with the current area, width, depth, or other applicable requirements of this Land Use Code.

Nonconforming Structure. A structure that was legally constructed prior to the adoption or amendment of this Land Use Code, but does not comply with the current setback, height limit, and/or other applicable requirements of this Land Use Code.

Nonconforming Use. A use of land and/or a structure (either conforming or nonconforming) that was legally established and maintained prior to the adoption of this Land Use Code or amendment, but does not conform to the current Land Use Code requirements for allowable land uses within the applicable zoning district.

Occupancy. All or a portion of a structure occupied by one tenant.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Owner. The person, persons, partnership, joint venture, association, corporation, or public or private entity having sufficient proprietary interest in real property to commence, maintain, and operate a residential project.

Overcrowding. A condition caused by insufficient living space. A housing unit is defined as overcrowded when there is more than 1.01 person per room.

Overlay. A land use designation on the General Plan Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner.

Planned Development (PD). Development of land as a single unit by taking advantage of modern site planning techniques to result in a more efficient use of land and a better living environment than is otherwise possible through strict application of development standards.

Planned developments allow for exceptions and deviations from standard zoning requirements in exchange for creative design and added amenities.

Planning Permit. Authority granted by the City to use a specified site for a particular purpose. "Planning Permit" includes Use Permits, Minor Use Permits, Variances, Planned Development Permits, Emergency Permits, etc.

Policy. A group of related actions or means that will be employed to achieve objectives.

Primary Use. The main purpose for which a site is developed and occupied, including the activities that are conducted on the site a majority of the hours during which activities occur.

Primary Zoning District. The zoning district applied to a site by the Zoning Map, to which an overlay zoning district may also be applied.

Prime Agricultural Land. Means any of the following, in compliance with Williamson Act Section 51201:

3. All land that qualifies for rating as Class I or Class II in the Soil Conservation Service land capability classifications.
4. Land that qualifies for a rating of 60 through 100 in the Stone Index Rating.
5. Land that supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.
6. Land planted with fruit- or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200 per acre.
5. Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than \$200 per acre for three of the previous five years.

Prime Farmland. Land which has the best combination of physical and chemical characteristics for the production of crops. Prime Farmland must have been used for the production of irrigated crops within the last three years. Prime Farmland does not include publicly-owned lands for which there is an adopted policy preventing agricultural use.

Property Line. The recorded boundary of a parcel of land.

Proposed Project. A proposed new structure, new addition to an existing structure, or area of other new site development; these do not include the alteration of any portion of an existing structure other than an addition.

Recreational Vehicle (RV). A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation for recreational, emergency, or other occupancy, which:

1. Contains less than 320 square feet of internal living room area, excluding built-in

equipment, including wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms; and

2. Contains 400 square feet or less of gross area measured at maximum horizontal projections; and
3. Is built on a single chassis; and
4. Is either self-propelled, truck-mounted, or permanently towable on the highways without a towing permit.

Residential Care Facility. A single dwelling unit or multiple-unit facility licensed or supervised by a Federal, State, or local health/welfare agency that provides 24-hour non-medical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment.

Residential Care Facility for the Elderly (RCFE). A housing arrangement chosen voluntarily by the residents, or the residents' guardians, conservators or other responsible persons; where 75 percent of the residents are at least 62 years of age, or, if younger, have needs compatible with other residents; and where varying levels of care and supervision are provided, as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal (definition from California Code of Regulations Title 22, Division 6, Chapter 6, Residential Care Facilities for the Elderly). RCFE projects may include basic services and community space. RCFE projects include assisted living facilities (board and care homes), congregate housing, independent living centers/senior apartments, and life care facilities as defined below.

Assisted Living Facility. A residential building or buildings that also provide housing, personal and health care, as permitted by the Department of Social Services, designed to respond to the daily, individual needs of the residents. Assisted Living Facilities may include kitchenettes (small refrigerator, sink and/or microwave oven) within individual rooms. Assisted Living Facilities are required to be licensed by the California Department of Social Services, and do not include skilled nursing services.

Independent Living Center/Senior Apartment. Independent living centers and senior apartments and are multi-family residential projects reserved for senior citizens, where common facilities may be provided (for example, recreation areas), but where each dwelling unit has individual living, sleeping, bathing, and kitchen facilities.

Life Care Facility. Sometimes called Continuing Care Retirement Communities, or Senior Continuum of Care Complex, these facilities provide a wide range of care and supervision, and also provide health care (skilled nursing) so that residents can receive medical care without leaving the facility. Residents can expect to remain, even if they become physically incapacitated later in life. Life Care Facilities require multiple licensing from the State Department of Social Services, the State Department of Health Services, and the State Department of Insurance.

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

Ridgeline. A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

Right-of-Way. A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roads, railroads, and utility lines.

Rooming or Boarding House. A dwelling or part of a dwelling where lodging is furnished for compensation to five or more persons living independently from each other. Meals may also be included. Does not include fraternities, sororities, convents, or monasteries, which are separately defined under "Organizational House."

Second Unit. A second permanent dwelling that is accessory to a primary dwelling on the same site. A second unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary dwelling, is provided exterior access separate from the primary dwelling.

Senior Housing. Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Septic System. A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available.

Setback. The distance by which a structure, parking area or other development feature must be separated from a lot line, Environmentally Sensitive Habitat Area (ESHA), other structure or development feature, or street centerline.

Single-Family Dwelling. A building designed for and/or occupied exclusively by one family. Also includes factory-built, modular housing units, constructed in compliance with the California Building Code, and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundation systems.

Single Room Occupancy (SRO). Housing units that are comparable in size to small efficiency apartments, or extended stay hotel/motel rooms. Units are typically 200-400 square feet with kitchen facilities, and a full bathroom. SROs offer basic, safe housing to the working poor, homeless, seniors, and students (i.e. households with extremely low, and very low incomes).

Site. A parcel or adjoining parcels under single ownership or single control, considered a unit for the purposes of development or other use.

Site Coverage. The percentage of total site area occupied by structures, parking, pavement and driveways. Structure or building coverage includes the primary structure, all accessory structures (e.g., carports, garages, patio covers, storage sheds, trash dumpster enclosures, etc.) and any covered feature. Structure/building coverage is measured from exterior wall to exterior wall. Planted parking strips and pervious pavers are not counted as site coverage.

Solar Access. Building orientation such that the south sloped roof and wall down to ground

level of the principal building on the lot, shall not be shaded more than 10 percent between the hours of 10 a.m. and 2 p.m. at any time throughout the year.

Solar Easement. The right of receiving sunlight across the real property of another for any solar energy system.

Sphere of Influence. The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) of the County.

Supportive housing. This housing no limit on the length of stay, is occupied by a target population, and is linked to on-site or off-site services that assist the supportive housing resident in retaining housing, improving his/her health status, and maximizing his/her ability to live, and when possible, work in the community.

Sustainable Development. Development that maintains or enhances economic opportunity and community wellbeing while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.

Telecommuting. An arrangement in which a worker is at home or in a location other than the primary place of work, and communicates with the workplace and conducts work via wireless or telephone lines, using modems, fax machines, or other electronic devices in conjunction with computers.

Telecommunications Facility. Public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections.

Temporary Structure. A structure without any foundation or footings, and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

Temporary Use. A use of land that is designed, operated and occupies a site for a limited time, typically less than 12 months.

Tourism. The business of providing services for persons traveling for pleasure, tourism contributes to the vitality of the community by providing revenue to local business. Tourism can be measured through changes in the transient occupancy tax, or restaurant sales.

Townhouse; Townhome. A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls.

Transitional Housing. Shelter provided to the homeless for an extended period, often as long as 24 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of stable income and permanent housing.

Undevelopable. Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the City or County are designated as "undevelopable" by the City or County.

Very low income households. Households that make between 31% -50% of the median household. A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

View Corridor. The line of sight-identified as to height, width, and distance-of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building, etc.); the route that directs the viewer's attention.

Viewshed. The area within view from a defined observation point.

Williamson Act. The term "Williamson Act" means California Government Code Section 51200 et seq., as they may be amended from time to time. Known formally as the California Land Conservation Act of 1965, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a ten-year contract between the City or County and an owner of land whereby the land is taxed on the basis of its agricultural use rather than its market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

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

Zoning District. Any of the residential, commercial, public, or overlay districts established by Article 2 (Zoning Districts and Allowable Land Uses), within which certain land uses are allowed or prohibited, and certain site planning and development standards are established (e.g., setbacks, height limits, site coverage requirements, etc.). A portion of the territory of a city or county within which uniform zoning regulations and requirements apply; a zone.

Zoning Map. Government Code Section 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or

