

Forster-Gill, Inc.  
PO Box 14459  
San Luis Obispo, CA 93401

(805)541-6387

Humboldt County Community Development  
Kirk Girard, Director  
3015 H Street  
Eureka, CA 95501

April 22, 2009

Via Email

Re: Housing Element and Ridgewood Village project

Mr. Girard

As per previous discussion with you and County Staff the following is a list of rules, policies and requirement pertaining to the County's responsibilities under California Housing law, and the Counties own approved policies. The purpose of this letter is to assist the County in meeting its requirements and achieving state mandated housing requirements.

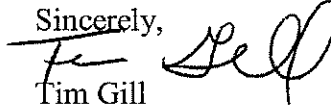
1. The State requires that specific sites be designated for rezone when a prior housing element has a short fall of moderate and below housing types. (HCD Letter 4/10/09)
2. The shortfall of the current Housing Element table 8-1 (Attachment 1) is 311 units. The shortfall in the 2008 Housing Element table 8-5 (Attachment 2) is 372 units and growing.
3. The 1995 ECP designates Dunn Robinson property in the Policies section 2620 page 31 as a rezone site by "removing density limitations". (Attachment 3)
4. Current 2003 Housing Element Policy 1.23 in attachment 11 states "The County shall rezone lands designated for residential development under the General Plan to optimum development potential as soon as public sewer and water become available." (Attachment 4)
5. Forster-Gill has a will serve for sewer from both the City of Eureka and HCSD, and water from HCSD. (Attachment 5)
6. Policy 3.18 of the current 2003 Housing Element states "The County shall encourage development of presently under-utilized residential parcels served by sewer and water..." (Attachment 6)
7. Policy 1.2a of the current 2003 Housing Element states "The land inventory shall be monitored annually to maintain development potential of at least 1000 units with public services available." (Attachment 7)

8. Policy 3.1a of the current 2003 Housing Element states "The County shall reduce uncertainty, risk and delay in the planning, environmental and permitting process through a commitment to targeted timelines. (Attachment 8)
9. Targeted timelines for Ridgewood Village. (Attachment 9)

Acknowledging the relevance of the Ridgewood Village project to the above policies, circumstances and requirements, I request that the County of Humboldt identify parcel 303-101-05 in the Housing Element as a rezone site to Multi Family and Mixed Use. This action is essential for the County to be able to meet the procedural requirements laid out by HCD in its recent letter of April 10, 2009, rejecting the current draft Housing Element update and mandating that the Housing Element include a "program to rezone sites to accommodate the housing needs for lower-income households." As you are aware, Ridgewood Village includes 20% lower income housing and has demonstrated capacity for development. There are insufficient other properties which can be identified to meet the State law requirements. One site identified as potential multi-family property (Mid-McKay) does not have a service provider and HCD is requiring an explanation as to how this property became listed. Finally, we note that adding the Ridgewood Village Project to the inventory of available sites would be consistent with the existing Eureka Community Plan and the approved Sketch Plan for the future General Plan.

Further, I request that the Board of Supervisors take action to promote completion of the Ridgewood Village EIR, traffic study and General Plan Amendment as we are 2 years beyond the commitment of targeted timelines (See Attachments 8 and 9 above).

Thank you in advance for your assistance with regard to this matter. We are willing to discuss this matter at a Board of Supervisors meeting at any time.

Sincerely,  
  
Tim Gill

cc: Board of Supervisors  
Planning Commissioners  
Tom Mattson  
Lynn Jacobs (HCD)

### 8.3.1 Effectiveness of the Previous Housing Element

**Progress Toward Meeting Projected Housing Needs:** The following table shows the projected regional housing needs assigned to the County and a comparison between the number of units permitted during the timeframe of the 2003 Element and the projected housing needs during that time period.

The table shows the County permitted construction of 260 more units than the total projected housing need during the 2001 – 2007 time period. Further, there was a surplus of 124 moderate income units and 571 above moderate income units permitted, and a deficit of 353 very low income units and 82 low income units permitted. The low income category includes families of four earning up to 80% of the median income, or \$43,050 per year as of 2008 (the Glossary contains a description of all the household income categories). The median family income in the County in 2000 was \$51,500 per year for a family of four (4).

The affordability of existing housing stock decreased dramatically during the previous Housing Element period. In 2001, the affordability index, a measure of the affordability of a median price home developed by the National Association of Realtors, averaged 44. In 2008 the affordability index averaged 15. This trend has placed the vast majority of existing homes beyond the reach of those households earning below median income. This trend has significantly curtailed first time homebuyers' ability to buy homes vacated by homeowners trading up in the marketplace.

**Table 8-1. Comparison of Cumulative Housing Construction and Projected Housing Needs; Humboldt County Unincorporated Areas, 2001 – 2007**

Household Income Category	HOUSING UNITS			
	Incorporated Areas	Unincorporated Areas		
	Projected Housing Needs	Projected Housing Needs	Permitted Housing Construction	Surplus (Shortfall)
Very Low	452	581	228	(353)
Other Low	298	378	296	(82)
Moderate	311	484	608	124
Above Moderate	826	645	1,216	571
<b>Total</b>	<b>1,887</b>	<b>2,088</b>	<b>2,348</b>	<b>260</b>

Source: Humboldt County Community Development Services, 2007

**Progress Toward Making Housing More Affordable with Federal and State programs, and Reducing Governmental Constraints:** During the time period of the 2003 Housing Element, the County was successful in securing state and federal funding for projects shown in the following table.

more with public water and sewer services available. Based on these criteria, the land inventory contains sites with a development potential of only 715 units affordable to lower income households as shown in Table 8-5. This compares to a projected need of 1,087 units affordable to lower income households.

<b>Income Category</b>	<b>Projected Future Lower Income Housing Needs</b>	<b>Development Potential of Affordable Multifamily Sites (units)</b>	<b>Deficit of Affordable Multifamily Units</b>
Extremely Low	385		
Very Low	276		
Other Low	426		
<b>Total</b>	<b>1,087</b>	<b>715</b>	<b>372</b>

Source: Humboldt County Community Development Services, 2008

A zoning program in this Element will create additional multifamily sites with a minimum development potential of 372 affordable multifamily units. To attain a 1.50 ratio between available land inventory and projected lower income housing need, the zoning program should identify suitable sites for an additional 878 multifamily or other lower income units.

### **8.3.4 New State Law Addressing Housing Needs of the Homeless**

Senate Bill 2 was recently signed into law which addresses the housing needs of the homeless population by requiring every jurisdiction to identify potential sites where new emergency shelters can be located without discretionary review by the local government. It also increases protections for providers seeking to open a new emergency shelter, transitional housing or supportive housing development, by limiting the instances in which local governments can deny such developments.

The Housing Element incorporates these new requirements of state law by eliminating the Special Permit requirement for emergency shelters and transitional housing facilities in specific zones. Principally permitted emergency shelters would have to meet specific criteria, such as a requirement for a maximum number of beds per shelter.

Table 8-6 below shows the maximum inventory of vacant commercially zoned sites where emergency shelters and transitional housing facilities would be allowed as principally permitted uses if all the commercial areas were included. Other zones where emergency shelters could be principally permitted are the MB - Business Park Zone, ML - Limited Industrial Zone, and the R-4 Apartment Professional Zone.

An implementation program is included in this Element to specifically identify zones, and establish appropriate criteria, where emergency shelters are allowed by right to meet the County's emergency shelter needs of 810 persons. (The on-going homeless shelter programs already funded by the County may be counted toward meeting the emergency shelter needs.)

- inclusive of any density bonus. Any subdivision of this property will require a primary access and a well-planned secondary access (acceptable to Public Works). Development of this property shall be in accordance with the Development Timing policies found in Chapter 2630 of this Plan. Eggert Road may be considered the primary access if development is to occur having a density not greater than 1 unit per 20 acres. Any development greater than this density must require a new primary access and/or Eggert Road developed to a standard acceptable to the Department of Public Works.
15. Eureka City Schools Property at Walford Street: This property shall carry an R-3-Q zone for the approximate 3 acres on Harris Street, with the Q-zone requiring public Works review, and an R-4-Q zone for the remainder, with the Q zone allowing professional office use only.
16. Lot Frontage on Major Roads: This Plan discourages lots fronting onto major roads so as to avoid the backing of vehicles into the high speed traffic lanes. Lots should be accessed from side streets which stub off of major roads including, but not limited to Humboldt Hill Road, Walnut Drive, Ridgewood Drive, Campton Road, Excelsior, and Harrison Avenue.
17. Pedestrian Corridors: This Plan encourages sidewalks and bicycle paths within pedestrian corridors especially along roads such as Walnut, Campton, Excelsior, Ridgewood, Humboldt Hill and future main roads developed in the Eggert, Robinson/Dunn, McKay and Barry properties.
18. Elk River Road/Ridgewood/Westgate Intersections: It is the policy of this Plan to encourage the realignment or abandonment of this intersection as a high priority in Public Works' Five-Year Priority Plan program. This Plan recognizes the high costs and difficulty in obtaining funds for this project. Yet, with increased growth and traffic, it is anticipated that this area will become significantly more congested.
19. Fire Station in Cutten/Ridgewood: A minimum area of 20,000 square feet shall be made available as a Public Facility for a Humboldt Fire Protection District No.1 fire station in either the Mid McKay Tract or South McKay Tract properties. This policy shall be implemented during subdivision after the 10 year TPZ phaseout of the properties has been completed.
20. Densities on the Eggert North, Eggert South, Robinson-Dunn Properties: During their review of the Eureka Community Plan, the Board of Supervisors supported removal of density limitations on the Eggert North (300 units), Eggert South (240 units) and Robinson-Dunn (700 units) properties. The Board ultimately did not remove the limitations because of the likelihood of significant delay in adopting the Eureka Community Plan.
- The Board supports submittal of a General Plan Amendment to remove the density limitations placed on the Eggert North, Eggert South and Robinson-Dunn properties, if submittal includes a traffic study which documents the traffic service impacts of removal of those density limitations.

1.12 The County shall encourage the replacement of housing occupied by low and/or moderate income families when converted or demolished within the coastal zone, where feasible, pursuant to Government Code Section 66950.

1.13. The County shall support all efforts to construct housing affordable to very low income persons.

1.14. The County encourage second units where there are adequate public services and where compatible with adjacent land uses, and allow them in resource lands where compatible with resource protection policies.

1.15. The County shall put an Article 34 Referendum on the ballot upon request of a government agency, or a citizens group willing to campaign for such a measure.

1.16. The County shall annually compete for CDBG funds as a means of developing local communities including improvements to and expansion of sewer and water lines and facilities for community planning areas and coastal communities.

1.17. The County shall maintain a current housing stock inventory in order to anticipate availability for an expanding population, and to set priorities for meeting the more critical housing shortages.

1.18. The County shall provide for density bonuses for developments containing at least 25% of the units for low or moderate income households or at least 10% of the units for lower-income households as provided in Government Code Section 65915.

1.19. Provide the staffing necessary to process building permits and subdivision applications in a timely fashion.

1.20. Adopt fees for service which support the cost of the permit and land use review processes.

1.21. The County shall encourage and support development by non-profit housing sponsors to maintain and develop housing affordable to low and very low income persons.

1.22. The County encourages future development based on energy efficient travel patterns and the location of existing services.

→ 1.23. The County shall rezone lands designated for residential development under the General Plan to optimum development potential as soon as public sewer and water services become available. Until funding for expansion of public sewer and water facilities in the underdeveloped areas designated for urban development and urban expansion are obtained, the County will maintain zoning densities that reflect State and local health policies for individual wells and/or sewage disposal systems.

1.24. The County shall provide for development of single mobilehomes and mobilehome parks in residential zones throughout the community in accordance with the requirements of Government Code Sections 65852.3 and 65852.7 and consistent with General Plan/Community Plan residential land use densities.



# CITY OF EUREKA

531 K Street • Eureka, California 95501-1146

**RECEIVED**

AUG 7 2007

SOLDT COMMUNITY SERVICES DISTRICT

August 6, 2007

Mark Bryant  
General Manager  
PO Box 158  
Cutten, CA 95534

Print/Fax Note	7671	Date	8-6-07	# of pages	2
To	Mark Bryant	From	Mike Knight		
Co./Dept.	HCSD	Co.	City of Eureka		
Phone #		Phone #	441-4207		
Fax #	441-0818	Fax #	441-4202		

**Subject:** Conditional Will-Serve Letter for the Proposed Dunn-Robinson-Forster-Gill Sub-division

Dear Mark:

This letter is in response to the letter from Mickey Hulstrom, District Planner, dated July 19, 2007, requesting a Will-Serve letter from the City of Eureka for the proposed Dunn-Robinson-Forster-Gill subdivision. Mr. Hulstrom's letter states that the project, as proposed, is for 1442 residential units and 327,000 square feet of commercial development. The letter asks about the availability of sewer capacity and what other issues there may be.

Unfortunately the letter lacks some critical information needed in order for the City to properly respond. Please provide: 1) a description of the commercial development and total projected sewage flow for the commercial development; 2) total projected sewage flow for the entire proposed development; and 3) proposed location of the main sewer line and connection points, if any, to the City's collection system.

Lacking the above information, I can only respond to capacity at the Elk River Wastewater Treatment Plant (ERWWTP) and point out issues that need to be resolved.

As you are aware, based on my letter dated May 11, 2007, I agreed with your analysis that as of August 2006, the District has a remaining dry weather reserve capacity right at the ERWWTP of 0.64 MGD.

Clearly the District has adequate reserve capacity rights at the ERWWTP to accommodate the projected flows from the proposed Dunn-Robinson-Forster-Gill subdivision. Therefore, the City of Eureka can provide a Will-Serve letter for the proposed subdivision conditioned on the District's ability to transport the sewage to the treatment plant and provided that all agreements are in place.

**PUBLIC WORKS/BUILDING DEPARTMENT • (707) 441-4192 Public Works Fax: (707) 441-4202  
(707) 441-4155 Building**

Building Regulations Code Enforcement Equipment Operations Facilities Operations Harbor Maintenance Park Operations  
Recreation/Storm Water Street/Alley Maintenance Wastewater Collection Water Distribution Wastewater/Water Treatment Zoo

Mark Bryant  
August 6, 2007

Page 2

As you are aware, the subdivision is within the Martin Slough basin and the Martin Slough Interceptor is the preferred alternative to serve all the property in the basin. City staff has met with the developer and District staff several times in an effort to identify solutions to serve the subdivision. All of the problems and issues discussed in those meetings remain today. Enclosed for your information is a copy of City Manager David Tyson's letter dated January 11, 2007, to John W. Belsher, Belsher & Becker, explaining the City's position regarding serving the development.

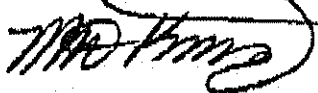
Several key hurdles that need to be addressed include:

1. If the District intends to serve a portion of the subdivision prior to completion of the Martin Slough Interceptor, you will need to submit that proposal to the City. The proposal must include location of the sewer main lines, connection points, total projected sewage flow and a hydraulic analysis of the components for the proposed alternative.
2. If the alternative requires additional connections to the City's collection system, the agreement between the City and District will need to be amended.
3. The City and District will need to execute an agreement for the Martin Slough Interceptor Project.
4. Developer will be required to participate in the Traffic Impact Fee Program being developed by the county prior to connection.

Mark, as you are aware, I have communicated to you a number of times the City is not concerned with capacity at the ERWWTP and our ability to meet our contract obligations to the District.

Please give me a call at 441-4207 if you have any questions.

Sincerely,



Michael Knight  
Assistant City Manager-Operations

cc: City Manager  
City Attorney  
Utility Manager  
Community Development Director

Enclosure



# Humboldt Community Services District

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Post Office Box 158      Cutten, Ca 95534      (707) 443-4558      Fax (707) 443-0818

April 16, 2007

Ms. Alyson Hunter  
Humboldt County Planning Dept  
3015 H St  
Eureka, Ca 95501

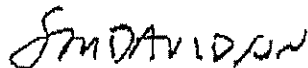
Subject: Forster-Gill Development – Revised Conditions of Approval  
(Dated March 20, 2007)

Dear Alyson:

Attached, please find a revised HCSD Conditions of Approval, adding Sewer Item 1.5, the "Herrick Lift Station and Force Main" alternative. Also enclosed is the revised map exhibit illustrating the location and direction of service. This newly added option has been added at Applicant request, and will allow the Applicant to sewer serve the development if no other more desirable alternatives work out. The Applicant has also requested this alternative be included to allow the Applicant to analyze and consider this option in the environmental documentation now being prepared.

If you have any questions or wish to further discuss this item or any other HCSD condition of approval items, please contact me at 443-4558.

Very Truly Yours



Stephen M. Davidson  
District Engineer

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*Dedicated to providing high quality, cost effective water and sewer service for our customers*

HUMBOLDT COMMUNITY  
SERVICES DISTRICT  
(HCSD or District)  
January 29, 2007  
Revised March 20, 2007

***Draft Tentative Map Conditions (Second revision)***  
**Forster-Gill Subdivision (Map received Dec 8, 2006)**

PROJECT: APNs 303-101-005 and 303-151-2, 3, 4 & 5  
9 Year Phased Project, 30 year County Development Agreement  
386 acres  
1442 residential units plus 327,000 sf commercial  
627 units residential, Single Family "P" overlay  
815 units – MF / MU / PUD

Phase	Year	Units
1	2007/08	193
1A	2007/2008	73
2	08/09	200
3	09/10	275
4	10/11	70
5	11/12	234
6	12/13	95
7	13/14	120
8	14/15	182
9	15/16	<u>reserved</u>
		1442 total residential units

APPLICANT: Dunn-Robinson-Forster-Gill      Local Agent: Mike Atkins  
Post Office Box 14459      1410 Second  
San Luis Obispo, Ca 93406      Eureka, Ca  
V: 805-541-6387      496-0054  
F: 805-542-9949

I. GENERAL

1. Tentative Map Conditions of approval provided for all 9 phases.
2. Applicant shall submit engineered utility plans showing the improvements to be constructed.
3. Applicant shall enter into a sewer and water main extension agreement with District and provide, construct, and extend all utilities required to serve the proposed development at Applicant's expense.
4. Any needed relocation or upgrade to any District or City facility in regards to the proposed project shall be completed at Applicant's expense. As discussed below, certain Martin Slough Project related expenses may be eligible for reimbursement as part of a separate reimbursement agreement between the Applicant and District.
5. Applicant shall pay all connection fees, at the time that service is requested, prior to receiving utility service. Appropriate connection fees will be determined after a cost sharing agreement with the City of Eureka for the Martin Slough improvements, has been completed.
6. All improvements shall be designed to HCSD's Standard Plans and Specifications dated August 1998. City of Eureka and Martin Slough improvements shall be constructed to City standards.
7. The Applicant shall provide District permanent access and utility easements over all District facilities.
8. Publicly owned and maintained streetlights may be placed at street "T" intersections. All other Applicant desired street lighting may be accommodated by Applicant request of a Street lighting Zone to be paid by the individual lot owners.
9. The Applicant shall obtain all permits and environmental and Coastal Commission approvals for all improvements required (excluding Martin Slough permitting) at Applicant expense.
10. The offsite sewer improvements are based on the premise that the District and City of Eureka will develop an acceptable cost sharing agreement for the Martin Slough Project. In the event that this does not happen, the applicant may be required to construct an alternative offsite sewer collection system to serve the proposed development, at Applicant expense, as determined by the District.

## II SEWER

### Onsite

1. All new lots in proposed subdivision shall be provided a public gravity sewer connection (lateral).
2. All lots that will require a private sewage lift pump shall be noted on the utility improvement plans. Applicant's engineer to submit calculations and pump curves for the private sewage lift pumps.
3. The public lift station proposed near Lot 65 shall not be allowed. The (8) cul-de-sac lots shall be placed on private, individual lift pumps, to be owned and operated by the individual lot owners and pumped into a public pressure sewer main within the street.
4. The proposed gravity sewer line to be constructed to the Lundblade Drive extension (Lunbar Hills Unit 6 Project) shall be constructed during Phase 1 improvements. If the project precedes the Lundblade Drive sewer extension, the applicant shall construct the proposed sewer to the existing point of connection in Lunbar Hills. See alternative sewer main options below.
5. The proposed road from Station 50+00 shall be provided with turnarounds every 1000' and maintained by others.
6. Provision shall be made to drain the sewer trench into proposed storm drain structures.
7. Provide sanitary sewer flow monitoring station, including meter, at the HCSD / City of Eureka boundary.

### Offsite

8. Interim offsite sewer improvements may be required to serve the project.
9. Sewer Alignment Options - The Applicant has several options to sewer serve the project. Two alternatives require the Applicant to build a portion of the Martin Slough Sewer Interceptor Project, from the location of the proposed Regional Lift Station on Meyers Ave to the project's proposed new point of connection. The *Lunbar Hills Option* would consist of discharging through the existing and proposed Lunbar Hills sewer system, accommodating both the proposed Forster Gill development flows and the existing Lunbar Hills subdivision flows and building a longer length of Interceptor to approximately the Lunbar Hills street entrance. The *Bypass Option* consists of bypassing Lunbar Hills and constructing an alternative sewer route southwesterly downstream of the existing City Golf Course Lift Station and constructing a shorter length of Interceptor. See attached

- diagram. The Applicant shall also construct the Martin Slough Grinder Structure, which shall be the interim new Pine Hill Lift Station wet well.
10. The Applicant shall pay to construct a portion of the Martin Slough Interceptor project to the design diameter, depths and City standards as shown on the approved Martin Slough Project plans. Because of the Federal funding involved for the Martin Slough project, the City must construct the Martin Slough improvements as an itemized separate bid item and the Applicant shall reimburse the District who shall reimburse the City for this portion of the work.
  11. The Applicant constructed Martin Slough improvement costs shall be credited against future Martin Slough connection charges (hookup fees, which are unknown at this time), on a pro-rata basis. Martin Slough reimbursement costs shall be per a separate reimbursement agreement between the District and the Applicant. All other (non- Martin Slough) interim sewer improvements shall be at Applicant expense and are non-reimbursable by District, except for over-sizing costs as requested by District.
  12. The City shall obtain all easements, right of way, environmental and Coastal Commission clearance and permits associated with the Martin Slough improvement portion of the work. The Applicant shall obtain all other permits and environmental clearance at Applicant expense.
  13. The District shall contract for a sewer capacity analysis to be performed on the 14-inch pressure sewer main from the South Broadway sewage lift station to the City of Eureka Elk River Regional Wastewater Treatment Plant (WWTP). The applicant shall pay his fair-share of the costs as determined by District. Other cost-sharing participants who also may utilize this pressure sewer line include the Barry project and College of the Redwoods.
  14. In addition to funding and constructing a portion of the Martin Slough improvements, the Applicant shall construct the following, non-reimbursable, downstream improvements, at Applicant expense, including environmental and Coastal Commission permitting (see attached map):
    - A. Relocate / re-construct the existing HCSD Pine Hill Lift Station to the Martin Slough Grinder Structure location including Martin Slough Grinder Structure, gravity main connection, panel relocation, new PGE service point, new pumps, emergency generator, and miscellaneous appurtenances for a complete working lift station to serve the upstream flows, as determined by the District. The Martin Slough Grinder improvements qualify as reimbursable expenses (see 11 above).
    - B. Determine the existing and proposed capacity of the existing 6-inch pressure sewer main from the proposed Martin Slough Grinder structure (new Pine Hill Sewage Lift Station) to the Herrick Ave gravity sewer and upsize the pressure main, at Applicant expense, as

- required. The Applicant shall consider three alternative pressure sewer upsizing scenarios: Project flow only, Project + Lunbar Hills flow and Total potential flow of the drainage area including future flows. The District may participate in a cost over-sizing agreement with Applicant, to oversize this line beyond the Project's capacity needs.
- C. Extend existing 12-inch sewer in Herrick Ave approximately 550' from upstream end of existing main to Noc Ave.
- D. Determine the existing and proposed capacity of the existing 8-inch City of Eureka gravity sewer under Hwy 101 to the City Pound Road sewage lift station and upsize this main, at Applicant expense, as required. The District may participate in a cost over-sizing agreement with Applicant, to oversize this main beyond the Project's capacity needs or construct a new separate District main, as determined by District.
- E. Determine the existing and proposed capacity of the existing City of Eureka Pound Road sewage lift station and upgrade this station, at Applicant expense, as required. The District may participate in a cost over-sizing agreement with Applicant, to oversize this station beyond the Project's capacity needs or construct a new separate District lift station, as determined by District.
- F. Determine the existing and proposed capacity of the existing City of Eureka force main from the City of Eureka Pound Road sewage lift station to the HCSD 14-inch pressure sewer and upgrade this pressure main, at Applicant expense, as required. The District may participate in a cost over-sizing agreement with Applicant, to oversize this pressure sewer beyond the Project's capacity needs or construct a new separate District pressure main, as determined by District.
15. As an alternative to making the "Herrick Ave" sewer improvements (as noted above), the Applicant may analyze / consider installing a new pressure sewer main from the existing Pine Hill lift station / Martin Slough Grinder structure, along Elk River Road and under Hwy 101 to a new point of connection into the existing 14-inch pressure sewer (see map).
16. Herrick Sewage Lift Station and Force Main - In order to facilitate environmental consideration and expand our options if the above alternatives cannot be achieved, the Applicant may consider constructing a new sewage lift station within existing Applicant easement near the City Golf Course and Fairway Drive and construct a new sewer force main from said lift station along Herrick Ave to a point of connection to the existing system; and completing the downstream improvements necessary to serve this option and mentioned above (see map) This option is the least desirable by District and would only be considered if other alternatives cannot be implemented. (Item 16 added to Conditions of Approval March 20, 2007)

### III WATER

#### Onsite

1. An 8-inch diameter water main is required to serve the residential subdivision. This main shall be "looped", where directed by District. A 12-inch diameter main shall be extended from the existing point of connection in Ridgewood / Walnut Drive to serve the commercial area of the subdivision.
2. All fire hydrant locations shall be as approved by H.F.D. #1 and HCSD.
3. Water mains crossing slide or unstable areas shall be provided with restrained joint fittings.

#### Offsite

4. The Applicant shall make the following offsite water system improvements, at Applicant expense, to conform with the phased (units) water demand:
  - A. Upsize approximately 4100 LF of 8-inch diameter water main to 12-inch from Ardang to Meadowood Ln. The District shall collect refunds from other developments that may benefit from this improvement. Refunds to the Applicant shall be per a refund agreement between the District and Applicant, and as shown on the Main Extension agreement.
  - B. The Applicant shall upgrade the Truesdale water pumping station, at Applicant expense, as required by District to provide the Development adequate water supply. These improvements may include variable speed pumps, electrical control system and yard piping.
  - C. The Applicant shall upgrade the Ridgewood water pumping station, at Applicant expense, as required by District to provide the Development adequate water supply. These improvements may include pump upsizing and yard piping.

3.12. The County shall encourage experimentation with new concepts in housing construction, designs, styles and ownership patterns.

3.13. The County shall mitigate regulatory problems and amend the housing codes to reflect acceptable alternative methods.

3.14. The County shall support alternative owner-built/ owner-occupied housing which does not infringe upon public health and safety.

3.15. The County shall promote helpful attitudes by regulatory agencies in order to encourage voluntary compliance with the regulatory process.

3.16. The County shall promote flexibility in parking requirements for housing developments, especially for seniors and in areas with public transportation.

3.17. The County shall provide the opportunity to consider the temporary placement and use of a second dwelling unit in excess of densities permitted in this General Plan in cases where specified findings can be made that there is legitimate hardship.

→ 3.18. The County shall encourage the development of presently under-utilized residential parcels served by public sewer and water for optimum development potential under the zoning ordinance.

3.19. County departments shall thoroughly review building and development codes and ordinances with an eye to eliminating requirements not necessary to the protection of public health, safety and welfare.

3.20. Once a final building, sanitation or subdivision permit is issued, it shall not be retroactively denied, unless the permit was issued on the basis of false information of a substantial nature or significant information is obtained subsequent to the issuance of the permit.

3.21. During the subdivision or building permit process, an applicant may choose any one of the agencies that he or she feels creates the greatest obstacle to approval and receive a do-pass or a rejection from that agency before proceeding (this includes public hearings).

3.22. When requested by applicants, permitting agencies shall make appointments for on-site inspections. If agency representatives cannot keep appointments, they should make reasonable efforts to inform the person who made the appointment.

3.23. All ministerial permit denials shall include in writing specific statutes applicable. If possible, discretionary permit denials should include, in writing, specific statutes, regulations and policies applicable.

3.24. During building inspections, all noncompliance items must be listed and all subsequent inspections shall be limited to new work and verification of corrections of prior noted deficiencies.



1.1f The Planning Division shall establish a procedure for updating the land inventory on annual basis to incorporate the best available information. Timeframe: July 1, 2005.

1.1g The Planning Division shall develop development timing procedures as part of the General Plan Update process that link updates of the Housing Element to infrastructure improvements and other development timing initiatives to ensure an adequate supply of housing to meet the County's future housing needs. Timeframe: October 1, 2005.

1.1h The Planning Division shall perform an internal consistency review as part of the annual general plan implementation report, required by State law. Timeframe: Beginning January 1, 2005.

***Finding 1.2:*** The County plays an important role in developing housing affordable to lower-income households.

***Discussion:*** Lower income households are particularly affected by housing price increases. The 1990 Census showed seventy percent (70%) of all low income households spent 25% or more of their gross household income on housing. This figure has risen to 85% in 2000.

Housing directly assisted by subsidies or equivalent incentives can help curtail this trend. For example it is typical for governmental assisted housing developments to require residents to pay no more than thirty five percent (35%) of their income on housing.

***Goal 1.2: TO PLAY A LEAD ROLE IN MEETING THE FUTURE HOUSING NEEDS OF LOWER INCOME HOUSEHOLDS.***

***Policies***



1.2a. The land inventory shall be monitored annually to maintain a development potential of at least 1,000 multifamily units with public services available.

1.2b. The County shall encourage affordable housing projects and housing for special populations which integrate well with the surrounding neighborhood.

1.2c. The County shall pursue funding for first-time home buyer programs.

1.2d. The County shall pursue funding for HOME Tenant Based Rental Assistance (TBRA).

1.2e. The County shall support the flexible application of development ordinances to encourage residential projects that produce housing affordable to lower income households.

***Programs***

1.2a. Use tax increment financing from redevelopment for affordable housing production and conservation countywide. Responsible Agency: Community Development Services. Timeframe: Beginning July, 2008.

1.2b. Inventory sites owned by the County that are presently not used or underutilized and research the potential for selling them to a non-profit housing developer or for-profit developer for the construction of new housing affordable to very low income persons. Responsible Agency: Community Development Services. Timeframe: July, 2008.

1.2c. Amend the density bonus ordinance pursuant to recent changes in State law to facilitate the construction of units affordable to lower income households. Responsible Agency: Community Development Services. Timeframe: December, 2004.

1.2d The County shall assist in the development of housing for very low -income households by reducing Planning Division fees by at least 50%, minimizing site improvement standards where consistent with public health, safety and welfare, and fast-tracking approval for up to six (6) housing projects per year that make at least 20% of the new units affordable to very low income households for 30 years or more. Timeframe: Beginning December 1, 2004.

1.2e The County shall encourage the development of very low income housing by encouraging other public agencies to match the incentives offered by the Planning Division in Policy 1.2d. Timeframe: Beginning December 1, 2004.

1.2f The County shall assess the feasibility of building multifamily housing at the maximum development potential allowed by the general plan on a random sample of ten vacant lots. Timeframe: July 1, 2005.

1.2g Should the analysis in Program 1.2e demonstrate the required development standards preclude the ability to achieve the maximum density allowed by the general plan, new standards shall be included in the draft General Plan Update that enable development of multifamily housing at the maximum development potential allowed by the General Plan. Timeframe: October , 2005.

1.2h. The draft General Plan Update shall include policies and programs to encourage and facilitate multifamily housing development affordable to lower income households. Timeframe: October, 2005.

1.2i. The County shall encourage development of housing for lower- and moderate-income households in the coastal zone by amending the zoning ordinance to provide ordinance requirements in the Coastal Zone, consistent with State law. Timeframe: July, 2005.

1.2j The County will annually contact local developers and assist with development of housing affordable to lower income households including identification of sites, information on funding availability, support with funding applications, ensuring zoning facilitates development, conducting pre-application meetings and streamlining development applications. Funding Responsibility: CDBG, HOME, USDA, LIHTC, CHFA, Other HCD Funds, etc. Objective: Development and rehabilitation of 44 housing units affordable to lower income individuals and families. Schedule: Varies with funding cycles. The County will develop and maintain a schedule by June 2005 and apply or support applications and provide development services as needed.

**Goal 3.1: TO ASSIST IN THE CONSTRUCTION OF MARKET RATE HOUSING BY REDUCING GOVERNMENT CONSTRAINTS WHENEVER POSSIBLE**

***Policies***

→ 3.1a. The County shall reduce uncertainty, risk, and delay in the planning, environmental, and permitting process through a commitment to targeted timelines.

3.1b: The County shall target 30 days from the submission of a complete application as a

<b>General Plan Amendment Permitting Schedule</b>	<b>Anticipated Dates</b>
Petition Request Received	August 14, 2006
Board of Supervisors Petition Hearing	January 23, 2007
If Petition Accepted, Application Submittal	March 2007
Application Deemed Complete	April 2007
Complete Application Referrals Sent to Agencies/Comment Period Starts	June 2007
Planning to Draft Staff Report	July – August 2007
Staff Report Available for Public Review	September 2007
Planning Commission Hearings (Joint Consideration of Subdivision, General Plan Amendment and Zone Reclassification)	November – December 2007
Board of Supervisors Hearings	January – February 2007
<b>Subdivision Application Permitting Schedule</b>	<b>Anticipated Dates</b>
Application Submitted	October 11, 2006
Application Deemed Complete	November 22, 2006
Work on EIR Begun by Consultant	December 13, 2006
Complete Project Referrals Sent to Agencies/Comment Period Starts	December 22, 2006 – present
Planning to Draft Staff Report/Consultant Drafting EIR	Present – September 2007
Staff Report and Draft EIR Distributed	September 2007
EIR Completed and Planning Commission Hearings Held	November – December 2007



## Forster-Gill Project Estimated Timelines