



CITY OF EUREKA
COMMUNITY DEVELOPMENT DEPARTMENT
Brian J. Gerving, Interim Director
Kristen M. Goetz
Senior Planner
531 K Street • Eureka, California 95501-1146
Ph (707) 441-4166 • Fx (707) 441-4202
kgoetz@ci.eureka.ca.gov • www.ci.eureka.ca.gov

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15072 & 15105, the City of Eureka is considering a recommendation that the project herein identified will have no significant environmental impacts, with the implementation of mitigation, in compliance with the California Environmental Quality Act (CEQA) *Guidelines* and is providing notice of an “Intent to Adopt a Mitigated Negative Declaration of Environmental Impact” for the project.

All interested persons are invited to comment on the draft Mitigated Negative Declaration pursuant to the provisions of CEQA. The 30-day public review period commences on May 2, 2014. Written comments on the draft Mitigated Negative Declaration must be submitted no later than 5:00 P.M. on June 2, 2014, and should be submitted to: City of Eureka, Community Development Department, Attn: Kristen M. Goetz, Senior Planner, 531 “K” Street, Eureka CA 95501. The draft Mitigated Negative Declaration is available for review on the City’s General Plan Update website at <http://www.eureka2040gpu.com>, or during regular business hours at the City of Eureka Community Development Department, Third Floor, City Hall.

This is not a notice of public hearing. Future public hearings regarding this project will be duly noticed as required by law, and are anticipated to be held in June, 2014. A joint workshop is slated with the City Council and Planning Commission on May 13, 2014, at 5:30 p.m. in the Council Chamber at City Hall, 531 K Street, Eureka, CA.

Project Title: City of Eureka 2014-2019 Housing Element

Project Applicant: City of Eureka

Case No: CITY-12-0004 **Project Location:** Citywide

General Plan & Zoning Designations: Various

Project Description: The proposed 2014-2019 Housing Element is an update to the 2009-2014 Housing Element adopted by the City of Eureka on September 21, 2010. The 2014-2019 Housing Element was drafted to comply with the streamlined review process offered by the California Department of Housing and Community Development and

includes a comprehensive set of amendments to the Housing Element. Importantly, the proposed 2014-2019 Housing Element restructures the 2009-2014 Housing Element to address the new Regional Housing Needs Allocation (RHNA) and amends specific policies to provide a stronger link between the Housing Element's policies and the City of Eureka's Transportation, Climate Change, and Sustainability policies. Specifically, the proposed 2014-2019 Housing Element differs from the 2009-2014 Housing Element in the following ways:

Housing Plan: The 2009-2014 Housing Plan was reviewed as part of the project and minor revisions were made to craft the 2014-2019 Housing Plan. The 2014-2019 Housing Plan also includes specific data for each program regarding the timeframe and key objectives to be achieved.

Community Profile: To accurately assess current housing need, including the needs of special population groups (i.e. seniors and the disabled), the Housing Element incorporates data from the 2010 Census and 2008-2012 American Community Survey. Generally, it was determined that the housing priorities of the community have not changed significantly since the 2009-2014 planning period.

Housing Resources: In January 2013, Humboldt County Council of Governments issued the RHNA for the 2014–2019 planning period. The City of Eureka was assigned a RHNA of 609 units, which represents a decrease from their assigned allocation for the 2009-2014 planning period. To address the fair share of affordable housing, the RHNA is allocated amongst five income categories as follows: 73 units for extremely low-income households, 73 for very low-income households, 96 units for low-income households, 104 units for moderate-income households, and 264 units for above moderate-income households. The City is required to show that it is facilitating the development of a variety of housing types for different income levels, through the identification of land opportunities and financial resources as well as the removal of development constraints. The City is not required or expected to actually develop housing units, as the State recognizes that housing development is largely dependent on market conditions.

The Housing Element shows that the City has sufficient land to accommodate its 2014–2019 RHNA allocation. Furthermore, the Housing Element shows that the City of Eureka has a surplus of 239 units available to lower-income households (including extremely low-, very low-, and low-income households). To determine which sites were available to accommodate the 2014-2019 RHNA allocation, the sites available in the 2009-2014 inventory were evaluated. Sites that were no longer available for housing production were removed and new sites were added. The list of available housing sites to meet the RHNA in 2014 is a subset of the sites approved to meet the RHNA in 2009, as well as new sites proposed under private development, zoning changes, secondary dwelling units, and motel conversions.

If you wish to challenge the City's action on this Mitigated Negative Declaration in court, you may be limited to raising only those issues you or someone else raised in written correspondence. If you have questions regarding the project or this notice, please contact Kristen M. Goetz, Senior Planner, *phone*: (707) 441-4166; *fax*: (707) 441-4202; *e-mail*: kgoetz@ci.eureka.ca.gov