



## MEMORANDUM

**DATE:** DECEMBER 5<sup>TH</sup>, 2019

**TO:** MENDOCINO COUNTY AIRPORT LAND USE COMMISSION

**FROM:** JESSE DAVIS, PLANNER

**SUBJECT:** MENDOCINO COUNTY AIRPORT COMPREHENSIVE LAND USE PLAN  
(ACLUP) CONSISTENCY DETERMINATION FOR COUNTY OF MENDOCINO  
2019-2027 HOUSING ELEMENT UPDATE

### OVERVIEW

The Housing Element is one of the eight (8) required elements in the County's General Plan. It contains an overview of the housing needs for the unincorporated area of Mendocino County. The Element includes an analysis of both the constraints that may impact housing development as well as the resources available to facilitate it, and is intended to reflect and address changing community needs identified by the Department of Housing & Community Development (HCD). The proposed 2019-2027 Housing Element update covers an eight (8) year planning period (Government Code Section 65588(b)), which is longer than previous iterations to better align with the Council of Government's (COGs) schedule to update their Regional Transportation Plans.

State law, as well as the Mendocino County Airport Comprehensive Land Use Plan (ACLUP), requires that prior to approval, a general or specific plan that may impact or cause impacts to airport activities within designated airport planning areas be referred to the Airport Land Use Commission (ALUC) for determination of consistency. Per Section 21676 (b) of the State of California Public Utilities Code and Section 1.3.2(a), as well as 1.3.4(e) of the ACLUP, County staff respectfully requests this determination from the Commission for the proposed 2019-2027 Housing Element Update (Exhibit A).

### ACLUP CONSISTENCY REVIEW

The following ACLUP sections apply to this project review:

ACLUP 1.3.2 (in part): *Statutory Requirements* – As required by state law, the following types of actions shall be referred to the Airport Land Use Commission for determination of consistency with the Commission's plan prior to their approval by the local jurisdiction:

- (a) The adoption or approval of any amendment to a general or specific plan affecting the property within an airport's planning area (Section 21676 (b)).

ACLUP 1.3.4(e) (in part) ...local agencies will continue to refer the following individual actions/projects located in the A and B zones to the ALUC: (e) Any proposed land use action, as determined by the local planning agency, involving a question of compatibility with airport activities.

## DISCUSSION

The 2019-2027 Housing Element is an update to the previous cycle. Where possible all relevant and applicable information from the previous iteration was retained.

Government Code Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period. For its 2019-2027 Housing Element Update, the County has determined that it maintains an ample supply of land suitable for residential development to meet its assigned RHNA (see **Exhibit A - Table 5-1-2** and **Table 5-4-4** for further details). Presently, the County does not require any changes to existing land use or zoning designations with this Housing Element update.

Additionally, the County must identify specific programs in its housing element that will allow it to implement the stated policies and achieve the stated goals and objectives. Programs must include specific action steps the locality will take to implement its policies and achieve its goals and objectives. The programs proposed and reviewed can be found in Chapter 5.1 of the 2019-2027 Housing Element Update and are designed to improve the efficiency and equity of housing production. If necessary, amendments to the zoning code or district would be brought back separately from this approval process for a separate consistency determination by the Commission. As such, in analyzing the ACLUP, County staff identified no instances of inconsistency.

## ALUC RECOMMENDED MOTION

The ALUC finds that the proposed 2019-2027 Housing Element is consistent with Mendocino County Airport Comprehensive Land Use Plan for the following reasons:

1. No rezones or land use amendments would occur with approval of the Housing Element update.
2. Any future housing development will be required to comply with the standards contained within the Airport Comprehensive Land Use Plan.

11-25-2019

DATE



JESSE DAVIS  
STAFF PLANNER

Enclosed: *Exhibit A – County of Mendocino 2019-2027 Housing Element Update (HCD Draft)*