



MEMORANDUM

DATE: SEPTEMBER 1, 2020
TO: THE HONORABLE BOARD OF SUPERVISORS
FROM: PLANNING AND BUILDING SERVICES
SUBJECT: GENERAL PLAN AMENDMENT #GP_2019-0004: ADOPTION OF DRAFT 2019-2027 HOUSING ELEMENT UPDATE

BACKGROUND

California State Housing Element law requires each city and county to update its housing element to ensure that adequate development sites for new housing are available to meet regional housing need. The Housing Element identifies the existing and projected housing needs of all economic segments of the community and promotes a variety of housing types. The Housing Element also defines the policies and programs that the County will implement to achieve its housing goals and policies.

The content of the Housing Element is mandated by the California Government Code, which also requires review by the California Department of Housing and Community Development (HCD) to determine compliance with State law. The Element contains an overview of the housing needs in the unincorporated area of the County as well as an analysis of both the constraints that may impact housing development and resources available to facilitate it.

The 2019-2027 Housing Element is an update to the previous cycle and features an increase in the length of a review time from five (5) to eight (8) years. For Mendocino County, the 6th Cycle Regional Housing Needs Allocation was also substantially higher. Per the 5th Cycle (2014-2019), Mendocino County had a total RHNA Allocation of 168 units across all Income Levels. For the 6th Cycle, Mendocino County was allocated a total of 1,349 units across all income levels.

Where possible all relevant and applicable information from the previous iteration of the County's Housing Element was retained to ensure a consistent approach to the development of housing in unincorporated areas. Housing-element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing needs allocation. The County has included a Site Inventory as part of the 6th Cycle Housing Element, and is capable of meeting this allocation.

On December 09, 2019, the California Department of Housing and Community Development (HCD) provided review and comment of Mendocino County's 6th Cycle Administrative Draft Housing Element.¹ On December 10, 2019, the County provided a Draft of the Housing Element for the review and approval of the Board of Supervisors (BOS). During the Hearing on December 10, 2019, the Board of Supervisors requested updates and modifications based on the provided input of the general public and incorporated jurisdictions, and then authorized Planning & Building Services staff to submit the document, and incorporate the comments provided by HCD.

Since that time, Planning & Building Services staff has responded by incorporating the requested edits of the Board of Supervisors, as well as HCD. In April, County Staff provided a revised Draft Housing Element

¹ HCD Letter (12.10.2019): <https://mendocino.legistar.com/View.ashx?M=F&ID=7951290&GUID=DB6F3170-B2A9-4B3F-BFA0-5BD8DEFCEBFD>

to HCD for their review and consideration. The revised draft incorporated all of the requested changes of the Board of Supervisors and addressed the identified issues of HCD. After additional revisions and dialogue, the County was provided a 'Letter of Certification' on July 20th, 2020.

Below, Staff provides an overview of the 6th Cycle Housing Element timeline, and describes the completed revisions to the previously reviewed Draft Housing Element. The Board of Supervisors Resolution (19-399) signed on December 10th, 2019, as modified at the Hearing, allows the Board of Supervisors a final opportunity to review the certified Housing Element and any other necessary documents before undertaking final adoption.²

MENDOCINO COUNTY 6TH CYCLE HOUSING ELEMENT TIMELINE

The process to update the Housing Element began in 2018, when the Mendocino Council of Governments (MCOG) received the initial 6th Cycle Determination for associated localities from HCD:

RHNA & PRELIMINARY HOUSING ELEMENT DEVELOPMENT PHASE

- **May 2018:** HCD provides MCOG with an initial Regional Housing Determination, which was allocated among jurisdictions, similar to past cycles and formulas. MCOG requested a revised determination from HCD, based partially on the substantial increase in units by HCD from the past cycle.
 - For example, under the 5th Cycle only 168 units were required across all 'Income Levels' for unincorporated Mendocino County.³
 - For the initial draft allocation of the 6th Cycle, the County would have been required to accommodate 2,812 Units across all income levels.⁴
- **July 2018:** Following the release of the Draft Allocation and the beginning of the appeal period, MCOG received a response for the regional determination from HCD. The Regional Determination was subsequently reduced by approximately 52%, but did not change the distribution of housing need across income levels. A Revised Draft Allocation was developed using similar percentages from previously approved Draft Allocations. This Revised Draft Allocation was distributed to jurisdictions, and the County was assigned a RHNA number of 1,349 units across all income levels.⁵
- **August 2018:** The 2018 Regional Housing Needs Plan was adopted by MCOG. A comment letter was included with the submittal to Housing & Community Development to reflect concerns of the jurisdictions. The County of Mendocino provided a letter expressing concerns with the increased RHNA assignment.⁶
- **December 2018:** Mendocino County Staff draft a 'Request for Proposal' to identify consultant support for the development of the County's 6th Cycle Housing Element.
- **February 2019:** Mendocino County Staff issues a 'Request for Proposal' to identify consultant support for the development of the County's 6th Cycle Housing Element.⁷
- **March 2019:** After reviewing multiple proposals, staff identified a Consultant to assist with preparation of the 6th Cycle Housing Element. At the time, the County attempted to provide

² Resolution 19-399(12/10/2019)Signed: <https://mendocino.legistar.com/View.ashx?M=F&ID=8684138&GUID=D826060D-FBDD-45E5-8092-F1BA8E8E9F01>

³ 2014 MCOG RHNA 5th Cycle:

<https://www.mendocinocog.org/files/42641688a/RHNA+Plan+2013+AMENDED%28web%29.pdf>

⁴ 2018 MCOG RHNA 1st Allocation: <https://www.mendocinocog.org/files/19fbceddf/2018+RHNA+Draft+Allocation.pdf>

⁵ 2018 MCOG RHNA 2nd Allocation: <https://www.mendocinocog.org/files/05c418209/2018+RHNA+Draft+Allocation-revised.pdf>

⁶ 2018 MCOG RHNA 6th Cycle – Final: <https://www.mendocinocog.org/files/e7df662e9/RHNA+Plan+2018-Adopted.pdf>

⁷ Housing Element – PBS Request For Proposal: <https://www.mendocinocounty.org/home/showdocument?id=27245>

cross-linkages to pending updates of the Mendocino County Multi-Hazard Mitigation Plan and Safety Element to better mitigate efforts and planning approaches to hazards as they relate to housing development. Given delays, however, with identified Federal Emergency Management Association (FEMA) funds, this process was subsequently delayed due to the temporary shut-down of the Federal government in 2019.

- Presently, staff is utilizing those funds to undertake an update to the County's Safety Element in conjunction with a Climate Vulnerability Analysis.
- **June 2019:** The Board of Supervisors provides approval of agreement with Placeworks to complete the required update to the County's Housing Element for the Period of 2019-2027.⁸
- **July 2019:** Staff, in conjunction with Placeworks, identifies resources and holds a 'Kick-Off' meeting to begin the drafting process to update the 6th Cycle Housing Element.

PUBLIC OUTREACH - PHASE

- **August 7, 2019:** Public Outreach Meeting - Fort Bragg (Veterans Hall)
- **August 8, 2019:** Public Outreach Meeting – Willits (Veterans Hall)
- **August 14, 2019:** Public Stakeholder Meeting - Anderson Valley
- **August 21, 2019:** Public Outreach Meeting - Fort Bragg (Library)
- **August 29, 2019:** Public Outreach Meeting – Ukiah (Veterans Hallway)

In August 2019, five public meetings were conducted throughout the county in order to receive input from members of the public. A total of 60 attendees participated between the five workshops. Some of the attendees provided feedback via comment cards and/or brought maps identifying potential sites for housing development. Individuals and community groups also submitted more formal written comments either before or after the events. The County also worked with KZYX, a local public radio station, at the public meeting in Willits, to further disseminate efforts related to the Housing Element update process, and public participation. The County created a Housing Element Overview website where the past two Housing Elements (4th Cycle & 5th Cycle), as well as the drafts were posted for the review of General Public. Additionally, the County included documentation from Regional Housing Needs Analysis (RHNA) on the website, so as to ensure that the process undertaken by jurisdictional entities to determine the present allocation was provided. A copy of the public presentation was also included on the created website. *Appendix A: Summary of Public Outreach* of the 6th Cycle Housing Element provides a summary of outreach efforts and community feedback from the Housing Element update process.

PUBLIC HEARING(S) - PHASE

- **August 20 2019:** BOS approves the 2018 Housing Element Annual Progress Report as prepared by Placeworks.⁹ Numerous APRs remain incomplete, due to limited Staff and funding priorities.
- **October 17, 2019:** Review and approval of the Draft Housing Element by the Mendocino County Planning Commission per Resolution Number (PC 2019-0024).
- **December 5, 2019:** Review and consistency determination provided by the Mendocino County Airport Land Use Commission.¹⁰
- **December 10, 2019:** Review and approval of the Draft Housing Element Mendocino County Board of Supervisors. Staff was directed to incorporate the revisions of the BOS, as well as those

⁸ Agreement For Service – RFP: <https://mendocino.legistar.com/View.ashx?M=F&ID=7307919&GUID=3CB87DF4-7302-41BC-9A5A-CBC88A95FCA7>

⁹ 2018 Annual Progress Report – Board of Supervisors (08/20/2019): <https://mendocino.legistar.com/LegislationDetail.aspx?ID=4088207&GUID=7CD70153-4A50-4305-9701-52C4DC1BAAD5&Options=ID|Text|&Search=Housing+Element>

¹⁰ ALUC Memo 12/5/2019: <https://www.mendocinocounty.org/home/showdocument?id=31289>

identified in the December 9th, 2019 review letter from HCD.¹¹

HCD REVIEW AND REVISION - PHASE

- **April 20, 2020:** Staff submits a Draft Housing Element to HCD that incorporates the requests of the BOS and HCD staff.
- **May 1, 2020:** BOS approves the 2016, 2017 & 2019 Housing Element Annual Progress Report as prepared by County staff. ¹² Since the 5th Cycle commenced in 2014, only the 2015 Annual Progress Report had been submitted. County Staff identified this issue, reviewed all building permit records and subsequently notified HCD of the updates. Without these updates to past Annual Progress Reports the County would not have met its 5th Cycle RHNA allocation.
- **June 15, 2020:** County Staff submits the 2016, 2017 & 2019 APRs to HCD.
- **July 15, 2020:** County Staff & Placeworks Inc. responds to additional HCD requests to update the Draft Housing Element.
- **July 20, 2020:** HCD provides Letter of Compliance for Mendocino County.
- **August 5, 2020:** HCD confirmed to County Staff that Mendocino County is 'Exempt' and not subject to 'Streamlining' per SB 35.
- **September 1, 2020:** County Staff presents the 6th Cycle Mendocino County Housing Element for review and adoption of the Mendocino County Board of Supervisors.

REVISIONS AND UPDATES – GENERAL

As an attachment, Staff has included a version of the Draft Housing Element with Track Changes (Attachment C) to convey all revisions and updates made to the Housing Element since December 10, 2019. Please review this attachment for additional or particular information regarding changes.

The following general revisions have been incorporated into the adoption draft at the determination of County Staff to ensure readability:

- Throughout the 2019-2027 Housing Element Draft all necessary, non-substantive typographical errors identified were corrected for improved readability. As identified, certain sections were updated to ensure chronological consistency with the most recent data or report incorporated into this draft. For example, the 2016, 2017 and 2019 Annual Progress Reports had not yet been completed at the time of the BOS Hearing on December 10th, 2019. This new information is incorporated where appropriate.
- For the allowed Residential Use Types by Inland Zoning District (Table 5-3-16), the table had originally indicated that the construction of a Single Family or Two-Family Residential Unit were permitted by right in the R-3 Zoning District. This was incorrect, as a Minor Use Permit is required to develop these residential structures, as a means to preserve the integrity of the zoning district for multi-family uses.
- Regarding the Residential Site Inventory, corrections were made to ensure that infrastructure for each Region was appropriate and correctly reflected its development capacity. These updates primarily pertained to the presence of a sewer district.

¹¹ Board of Supervisors Hearing – HCD Letter (12/09/2019):

<https://mendocino.legistar.com/View.ashx?M=F&ID=7951290&GUID=DB6F3170-B2A9-4B3F-BFA0-5BD8DFCEBFD>

¹² May 19th, 2020 – APRs Approval 2016, 2017 & 2019:

<https://mendocino.legistar.com/LegislationDetail.aspx?ID=4537587&GUID=D182761B-93D7-4196-A4CB-F91A86E668A4&Options=ID|Text|&Search=Housing+Element>

REVISIONS – MENDOCINO COUNTY BOARD OF SUPERVISORS (12.10.19)

The Board of Supervisors reviewed this item during a public hearing on December 10, 2019. The following revisions have been incorporated into the draft update, as requested by the County Board of Supervisors based on their review of the materials and received testimony:

- Action 1.3a delete “its cities” insert “and each incorporated city”
- Action 1.3a under Responsibility add “BOS”
- Add Action 1.3b “Coordinate with each city on all new housing development projects located within the planning area (SOI or any currently adopted plan) of the city to promote orderly development and assure consistency with development standards and the goals and policies of any currently adopted plan.”
- Add Action 1.3c “Support annexation applications to the Mendocino LAFCO from incorporated cities for annexations of contiguous lands within each city’s SOI that are consistent with LAFCO policies and an adopted master tax sharing agreement between the affected city and the County.”
- Add Action 1.3d “Collaborate with each city on development that prioritizes infill development within or adjacent to incorporated cities such that adequate infrastructure, including sewer, water and circulation is constructed or in place to support new housing development.
- Action 3.4c - first sentence - delete “low and very low income” from before “housing development” and insert “for all income levels” after. Second sentence - after “This is based on the understanding that” insert “infill development, particularly that which serves”
- Policy 3.5 #7 is amended to read “Amend the County’s IHO to allow more flexibility, encouraging greater use of the program.”
- Vacation Home Rental Conversions- first sentence of first paragraph - insert “reducing inventory and” in front of “driving up home values and average rents.”
- IHO - first sentence of first paragraph- insert “that was intended after “inclusionary housing ordinance”; delete “zoning” at end of first line of second paragraph and insert “housing”; delete “impossible” and insert “unprofitable” in second line of second paragraph; insert “are” between “housing units” and “reserved” in third line of second paragraph; suggest deleting the next to last sentence of the second paragraph as superfluous.
- Regarding the Airport Comprehensive Land Use Plan (ACLUP) add “Restrictions on residential development contained within the ACLUP, particularly in proximity to the Ukiah Municipal Airport, are a significant constraint. The County, with funding support from the City of Ukiah, is currently updating the ACLUP as it relates to the Ukiah Municipal Airport.
- Revise Housing for Homeless section so that it reads: “Local non-profit service providers have developed homeless facilities, including shelters, within the cities of Ukiah and Fort Bragg.”
- Native Americans - Capitalize Tribe and Tribal consistent with contemporary usage; second sentence delete “social welfare” and insert “health and human services” and insert “those of” prior to “other local government services”. Third sentence references “such agreements” - identify the nature of these agreements

REVISIONS – DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (12.09.19)

Please see Attachment B, for a copy of the letter provided by HCD, which is otherwise described, below:

1. An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)

With regard to infrastructure, staff created Table 5-3-21(B) on page 134 to demonstrate the number of available or planned connections by community area or service district. This table was based on review of the Municipal Service Reviews available for Mendocino County, interviews

with managers, and known moratoriums. Table 5-3-21(B) focuses on lower income units, as requested. On sites that indicate a floodplain or steep slopes, lot limitations have been taken into consideration, and realistic development capacity has been calculated at a reasonable amount for the identified constraints. Given the breadth of identified properties, site specific constraints are not codified, but were reviewed as part of selection criteria. During the site selection and review process, sites were identified with consideration of the income categorization, as well as site constraints. While a site specific note is not provided for each identified APN, the level of assigned development is appropriate.

2. Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land-use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions. (Gov. Code, § 65583, subd. (c).)

Staff clarifies through revisions to each of the Action Item, as well to each of the Policies included in the 6th Cycle Draft that the County is undertaking or intends to undertake actions to implement the policies and achieve the goals and objectives of the Housing Element. These edits include further specifying the responsible agency or Department, funding source(s), as well an implementation schedule or timeline. As the 6th Cycle progresses, staff will update these policies and action items individually in conjunction with provision of the Annual Progress Report to HCD to ensure that these tasks are adequately updated and tracked. These actions will help further the understanding and network of Planning & Building Services to ensure that it is responsive to a more comprehensive cross-section of housing related issues, including homelessness. The goals, policies, and actions in this Housing Element have been developed based on the evaluation of housing needs, constraints, and resources contained within sections 3 through 5. They are designed to address housing issues in the County and its communities and facilitate the development of the County's share of the Regional Housing Need, as well as to advance the purposes of Housing Element law.

3. Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city or county's share of the regional housing need for each income level ... (Gov. Code, § 65583, subd. (c)(1).)

Staff have clarified through revisions that adequate land exists to address the County's share of the regional housing need for each income-level. During the site selection and review process, sites were identified with consideration of the income categorization, as well as site constraints.

4. Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd. (c)(B).)

Throughout the Housing Element process, the County engaged the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Staff has updated Appendix A to further describe those outreach attempts, as well as provide descriptions of how issues identified by community groups were addressed by staff. As discussed, of the topics identified, many relate to aspects that the County is already undertaking, or that are outside its jurisdictional purview. Where possible, public input was incorporated. For example, one suggestion encouraged the County to identify geographic gaps in housing availability. It was suggested that by partnering with municipal advisory councils (MACs), which are located in a number of unincorporated communities, the County could identify parcels, potential investors, or businesses interested in developing workforce housing.

As a response, County staff added Action 1.4a to specifically empower Municipal Advisory Councils (MACs) to assist the County in developing and updating community specific plan documents for the areas they represent by identifying their unique residential and economic capacity to create more resilient and vibrant communities. Staff intends to engage with MACs to help them facilitate and realize goals specific to their areas.

Public participation comments also included topics or issues that were already supported or facilitated by the County, including Junior Accessory Dwelling Units (JADU) or the allowance of “Tiny Homes”. For numerous situations, however, the Planning & Building Services Department the entity best suited to address the question. For example, “Connection” or “Hook-Up” Fee rates were identified as a concern. As a response, the County indicates that it is not in a position to regulate ‘Connection Fees’, as all water and sewer districts are independently managed in Mendocino County or under the jurisdiction of an incorporated City, and set fees required to operate and provide their services.

REVISIONS – DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (07.15.20)

In July, Placeworks and County Staff reengaged HCD to finalize the Draft Housing Element. Placeworks helped County Staff to further specify the timeframes and associated resources for each action item and goal, as well as to provide additional clarity regarding the site selection process and criteria. In the attached Draft Housing Element with track changes, these edits are conveyed by highlights.

Placeworks also helped to clarify aspects related to the Site Inventory and included language to further explain the County’s approach to meeting its RHNA allocation. For example, Placeworks provided clarification regarding Accessory Dwelling Units (ADUs) tracking to address the County’s RHNA considerations and the appropriateness of the site inventory:

County considers Accessory Dwelling Units (ADUs) as an affordable housing option for lower-income households. In an effort to promote ADUs, the County recently (June 2019) released free architectural plans for ADUs. The plans were developed by architects, engineers, and designers contracted by the county. The County has also amended its Zoning Ordinance to comply with new State Law regarding ADUs. Additionally, action 3.2a has been included to continue to explore additional incentives to ensure RHNA progress.

As a part of the annual progress report efforts the County tracks the number of ADU applications, approvals, and certificate of occupancy. During 2019, the County received applications for 20 ADUs. In an effort to project out ADUs to accommodate a portion of the County’s lower income RHNA, the County took a conservative approach and assumed that 20 units would be approved with a 20% increase each year. It is highly likely that there will be a much higher percent increase over the planning period.

Because the County does not track rental prices for ADU, in an effort to show affordability for these types of units, the County relied on rental rates for one-bedroom units identified in Table 5-2-34 as a proxy for ADU rental rates. Table 5-2-34 shows that the average monthly rent of one-bedroom unit county-wide ranges from \$1,200 to \$1,250. As shown in Table 5-2-36, low-income households can afford a monthly rental cost of \$1,296, without being cost burdened. Comparing the rental rates with the affordability of low-income households shows that ADUs are appropriate to credit toward the County’s lower-income RHNA.

TABLE 5-5-2 REVISIONS – INCORPORATED MISSING ANNUAL PROGRESS REPORTS (APRS)

During the past Housing Element cycle (2014-2019), the County did not undertake reporting the number of new residential units constructed in unincorporated Mendocino County each year. The process to report newly constructed units to the HCD is undertaken through the Annual Progress Report (APR). It appears that the County did not submit any APR after 2015 until 2019. In August 2019, the County’s 2018 APR

was submitted by Placeworks to HCD on behalf of County Staff. It wasn't until 2020 that Staff submitted the 2016, 2017, and 2019 APRs.

Government Code section 65400 requires that each city, county, or city and county, including charter cities, prepare an annual progress report (APR) on the status of the housing element of its general plan and progress in its implementation, using forms and definitions adopted by HCD.

Moving forward, staff intends to ensure reporting documents are completed in a timely manner. The absence of accounting for these units did not fully demonstrate the work undertaken, as the County outperformed the assigned RHNA across all income groups for the 5th Cycle. [Insert Success] The revised table has been inserted into the Final Housing Element and appropriate updates made throughout the 6th Cycle Housing Element.

Please see below for the previous and revised versions of Table 5-5-2:

* - Indicates Updated APR Information

TABLE 5-5-2 (ORIGINAL)				
UNACCOMMODATED HOUSING NEED FOR THE 2009 HOUSING ELEMENT				
INCOME GROUPS →	Very Low	Low Income	Moderate	Above Moderate
2014 RHNA	40	27	27	74
All Units Constructed 2014-2018	0	19	35	511
Accessory Dwelling Units Constructed 2019	0	0	11	0
Remaining need	40	8	-19	-437

TABLE 5-5-2 (REVISED)										
Regional Housing Needs Allocation Progress										
Permitted Units Issued by Affordability (2014-2019)										
Income Level		RHNA Allocation	2014	2015	2016*	2017*	2018	2019*	Total New Units	Total Remaining
Very Low	Deed Restricted (DR)	40				55			55	+15
	DR	27			5	23			30	+3
Low	Non-DR				2					
	Moderate	DR	27							189
Non-DR			51	56	36	36		10		
Above Moderate	N/A	74	42	52	40	66	79	75	354	+280
Total RHNA – Mendocino County		168								

Total Units	93	108	83	180	79	85	628	
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ENVIRONMENTAL DETERMINATION

The Mendocino County Department of Planning and Building Services prepared an Addendum to the General Plan Environmental Impact Report related to the proposed Project (“Addendum”). This addendum to the County of Mendocino General Plan Environmental Impact Report (EIR) (State Clearinghouse Number 2008062074) demonstrates that the analysis contained in that EIR adequately addresses the potential physical impacts associated with implementation of the proposed 2019-2027 Mendocino County Housing Element update and that none of the conditions described in California Environmental Quality Act (CEQA) Guidelines Section 15162 call for the preparation of a subsequent EIR or negative declaration.

RECOMMENDATION

The Board of Supervisors Adopt a Resolution Adopting the 2019-2027 Housing Element and the Addendum to the 2009 General Plan EIR related thereto, and authorize Chair to sign same.

ATTACHMENTS:

- A. HCD Letter of Certification Mendocino County’s 6th Cycle Housing Element (07.20.2020)
- B. HCD Letter of Review Mendocino County’s 6th Cycle Housing Element (12.09.2019)
- C. Mendocino County 6th Cycle Housing Element – Track Changes
- D. GP_2019-0004 Board of Supervisors Resolution
 - a. Exhibit A – Addendum to the General Plan EIR for the 2019-2027 Housing Element Update
 - b. Exhibit B - Mendocino County 6th Cycle Housing Element – Final
- E. Minutes Board of Supervisors (12.10.2019)
- F. Draft Minutes Planning Commission (10.01.2019)
- G. Resolution 19-399 (Signed)
- H. Resolution PC_2019-0024 (Signed)