APPENDIX E – PUBLIC OUTREACH AND COMMUNITY ENGAGEMENT

1.0 Compiled Public Comments from 2022 Public Meetings and Workshops

Index #	Comment	Date	Venue
1	Reconcile data	8/8/2022	City Council Mtg
2	Slide #19 + median house price	8/8/2022	City Council Mtg
3	How much subsidized housing is needed	8/8/2022	City Council Mtg
4	A lot of undeveloped residential zoned land	8/8/2022	City Council Mtg
5	Be creative	8/8/2022	City Council Mtg
6	Land trust for home ownership	8/8/2022	City Council Mtg
7	Community land trusts	8/8/2022	City Council Mtg
8	Not density or densification	8/8/2022	City Council Mtg
9	Compressed timeline for public input	8/8/2022	City Council Mtg
10	Reduce number of vacancies	8/8/2022	City Council Mtg
11	Short term rental impacts, especially commercial entities not homeowner operated short term rentals	8/8/2022	City Council Mtg
12	Need community outreach meeting	8/8/2022	City Council Mtg
13	Median income line: the line above moderate to what can be done to look at these	8/8/2022	City Council Mtg
14	Economic development	8/8/2022	City Council Mtg
15	Of the $58,000 or higher how many people can afford housing	8/8/2022	City Council Mtg
16	Two problems: low wages, and high housing costs	8/8/2022	City Council Mtg
17	More housing for all income levels	8/8/2022	City Council Mtg
18	Update of existing housing element	8/8/2022	City Council Mtg
19	25 unit affordable housing	8/8/2022	City Council Mtg
20	East side of Roseburg property - the landing (City owned property)	8/8/2022	City Council Mtg
21	Creative ways of land trust to get homeownership to lower income levels community land trust for home ownership – not densification, but other opportunities	8/8/2022	City Council Mtg
22	Abundance of undeveloped lands available	8/8/2022	City Council Mtg
23	short term rentals etch out public engagement and get more community involvement	8/8/2022	City Council Mtg
24	How do we reduce vacancy rate	8/8/2022	City Council Mtg
25	Vacation rentals? How are they effecting housing needs?	8/8/2022	City Council Mtg
26	Data is old, some of it is two years old.	10/12/2022	Community Workshop
27	They have heard the Mt. Shasta vacancy rate is 25%; are the numbers on the slides (#s 23 & 24) accurate?	10/12/2022	Community Workshop
28	Is there a way to incentivize landlords to rent units and not leave them vacant?	10/12/2022	Community Workshop
29	Neighbor's house of speaker is become dilapidated	10/12/2022	Community Workshop

Index #	Comment	Date	Venue
30	Abatement and enforcement	10/12/2022	Community Workshop
31	Monetary, property tax break? Carrots are better than sticks	10/12/2022	Community Workshop
32	What is "vacant occupied"? (slide #23?)	10/12/2022	Community Workshop
33	Increase of the income group of $35,000 to $50,000 (slide #15), are workers.	10/12/2022	Community Workshop
34	What are we doing for workers? workforce housing, service industry	10/12/2022	Community Workshop
35	Confused about 63% detached housing (slide #21). Are those single people?	10/12/2022	Community Workshop
36	Need to make $85,000 to live comfortable in Mt. Shasta	10/12/2022	Community Workshop
37	Concern about City growth. Mt. Shasta is pretty much totally developed.	10/12/2022	Community Workshop
38	City does not have vacant land	10/12/2022	Community Workshop
39	What's the industry here?	10/12/2022	Community Workshop
40	Yreka has services for people who need affordable housing.	10/12/2022	Community Workshop
41	If population increases, where is traffic going to go?	10/12/2022	Community Workshop
42	Traffic impacts of denser development	10/12/2022	Community Workshop
43	Sewer plant improvements.	10/12/2022	Community Workshop
44	Planning Department should close shop because it is all done.	10/12/2022	Community Workshop
45	Cohesive common vision for community and workers	10/12/2022	Community Workshop
46	Community alpine village feeling, small community. There is community agreement about this	10/12/2022	Community Workshop
47	Small village feeling.	10/12/2022	Community Workshop
48	Quality feeling vs. quantity feeling	10/12/2022	Community Workshop
49	Support recreation seekers	10/12/2022	Community Workshop
50	Mt. Shasta can support and nurture nature and village essence. Use idea of this to move forward.	10/12/2022	Community Workshop
51	Mt. Shasta has village essence	10/12/2022	Community Workshop

Index #	Comment	Date	Venue
52	Questions to ask: "who are we as a community?" "what is our common vision?"	10/12/2022	Community Workshop
53	Beauty and low cost housing, what does that mean?	10/12/2022	Community Workshop
54	Low cost housing doesn't need to be cheap housing; cheap housing creates a caste system of sorts	10/12/2022	Community Workshop
55	Simpler housing can be beautiful	10/12/2022	Community Workshop
56	Encourage small eco communities	10/12/2022	Community Workshop
57	Beautiful housing for all	10/12/2022	Community Workshop
58	Remove constraints while still protecting community from overdevelopment.	10/12/2022	Community Workshop
59	Important to stay away from high density development; it isn't wanted in the community.	10/12/2022	Community Workshop
60	Do the vacancy number include short term rentals?	10/12/2022	Community Workshop
61	Limit short term rentals and tax them, require permitting	10/12/2022	Community Workshop
62	Price caps on rentals.	10/12/2022	Community Workshop
63	Reflect values that live in alignment with nature.	10/12/2022	Community Workshop
64	Amend building code to allow natural building materials and techniques. More affordable and can still meet fire resiliency requirements	10/12/2022	Community Workshop
65	Support sustainability and lower cost building methods.	10/12/2022	Community Workshop
66	Roseburg property: create community land trust on this property. What is the City doing on the Roseburg property?	10/12/2022	Community Workshop
67	From City Manager: The Roseburg site needs infrastructure. Cannot attract a developer because of the current status of infrastructure to this property because development doesn't pencil out. City is considering creation of an enhanced infrastructure financing district. Grants won't do it for the extent of infrastructure improvements needed.	10/12/2022	Community Workshop
68	Housing would do well at that site [Roseburg]	10/12/2022	Community Workshop
69	Short term rentals: 78 in the city now, which includes hotels/motels. 65 are legal.	10/12/2022	Community Workshop
70	Likes Mt. Shasta's small town feel	10/12/2022	Community Workshop
71	How can the City create housing opportunities with limited land.	10/12/2022	Community Workshop

Index #	Comment	Date	Venue
72	Protect wetlands and scenic views	10/12/2022	Community Workshop
73	Mt. Shasta is a quiet, spirited, small town	10/12/2022	Community Workshop
74	People come here to retire and work remotely, 2nd homes, etc.	10/12/2022	Community Workshop
75	Easier for older individuals to work remotely	10/12/2022	Community Workshop
76	Need limits on short term rentals	10/12/2022	Community Workshop
77	But no caps on rental prices	10/12/2022	Community Workshop
78	City needs to look at other financing vehicles that stipulate low income housing, like CRIA [Community Revitalization and Investment Authority]. Enhanced infrastructure financing districts do not stipulate low income housing.	10/12/2022	Community Workshop
79	Change building regulations	10/12/2022	Community Workshop
80	A lot of opportunity for alternative building materials.	10/12/2022	Community Workshop
81	Need evacuation route. Need siren in community.	10/12/2022	Community Workshop
82	Different numbers in the slides [e.g., population counts vs. households]	10/12/2022	Community Workshop
83	Appreciates the workshops	10/12/2022	Community Workshop
84	Workforce housing: per mayor will be a focus for next two years	10/12/2022	Community Workshop
85	Supports worker housing.	10/12/2022	Community Workshop
86	How does the community come together? Can the community have collaborative meetings with the community? Dialog with CC & PC meetings.	10/12/2022	Community Workshop
87	Need to describe what is "affordable housing"	10/12/2022	Community Workshop
88	Does rentals (slide #19) include short term rentals?	10/12/2022	Community Workshop
89	Include renter costs. Probably most renters paying more than 30%.	10/12/2022	Community Workshop
90	How do you ensure housing created is not short term rentals or bought up by a corporation (e.g., real estate investor trust)?	10/12/2022	Community Workshop
91	Tiny house village--YES	10/12/2022	Community Workshop
92	Mt. Shasta is importing seniors	10/12/2022	Community Workshop

Index #	Comment	Date	Venue
93	Need housing that is good looking and somewhat denser or where some of the outdoor areas are shared or cared for.	10/12/2022	Community Workshop
94	Need housing that is accessible	10/12/2022	Community Workshop
95	Crystal Geyser: workforce housing opportunity? What is the potential?	10/12/2022	Community Workshop
96	Many commenters agreed with earlier comments by other speakers.	10/12/2022	Community Workshop
97	Question to ask: "Who are we as a community?"	10/12/2022	Community Workshop
98	Quality of life, the "village" is an opportunity and a priority	10/12/2022	Community Workshop
99	Small town feel: this should be at the heart of how we grow and what that looks like.	10/12/2022	Community Workshop
100	Happy about community survey	10/12/2022	Community Workshop
101	Look at new building materials.	10/12/2022	Community Workshop
102	Concerned about density increasing fire risk	10/12/2022	Community Workshop
103	High fire risk area, most of community is in this. Look at what are challenges to make community fire safe. So we don't risk public safety.	10/12/2022	Community Workshop
104	The City's Hazard Mitigation Plan was prepared prior to recent fires	10/12/2022	Community Workshop
105	Importance of tourism	10/12/2022	Community Workshop
106	Appreciates the City Manager answering questions	10/12/2022	Community Workshop
107	Good to remember why we live in this community.	10/12/2022	Community Workshop
108	Previous draft general plan didn't fit, did not feel like the community	10/12/2022	Community Workshop
109	City should grow on its own terms.	10/12/2022	Community Workshop
110	Difference between higher density imposed by the State (e.g., SB 9) vs. higher density imposed by the City.	10/12/2022	Community Workshop
111	Preserve single family neighborhoods	10/12/2022	Community Workshop
112	Need to address short term rentals	10/12/2022	Community Workshop
113	Tiny homes, land trusts	10/12/2022	Community Workshop
114	Listen to the community. We don't want to grow that much.	10/12/2022	Community Workshop
115	People are moving here to retire.	10/12/2022	Community Workshop

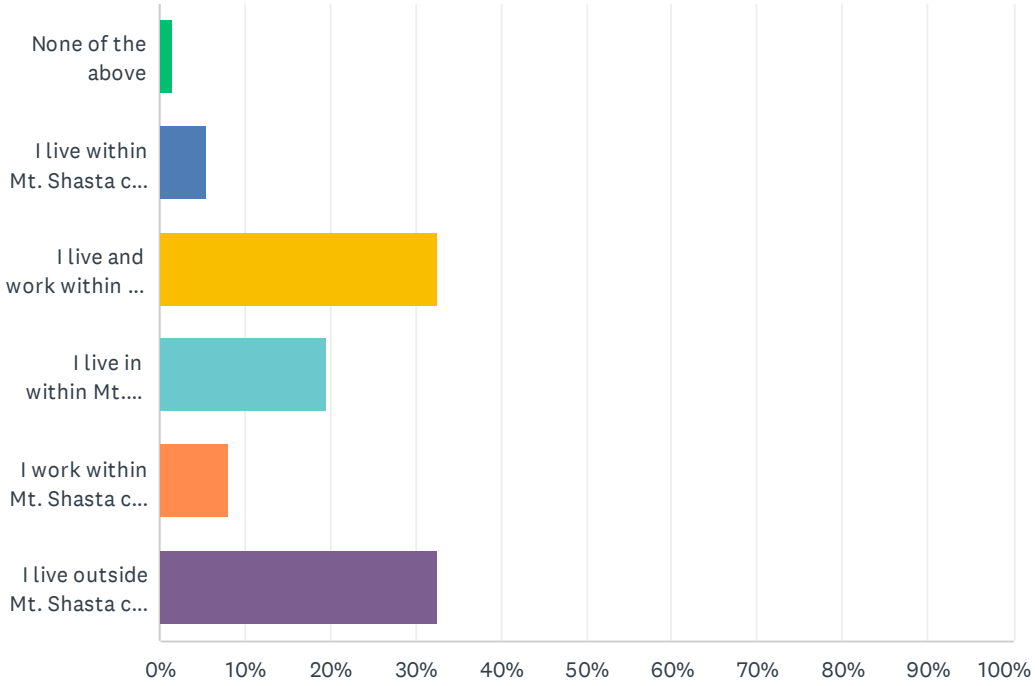
Index #	Comment	Date	Venue
116	How are public comments going to be incorporated?	10/12/2022	Community Workshop

2.0 Results of Community Survey

The Mt. Shasta Community Survey was open from October 12, 2022 until November 15, 2022. The survey was anonymous, and could be completed on a personal computer or a mobile device. Paper copies of the survey were available at the public information counter at Mt. Shasta City Hall, and upon completion paper surveys were returned to the same location.

Q1 Do you live and/or work in the City of Mt. Shasta?

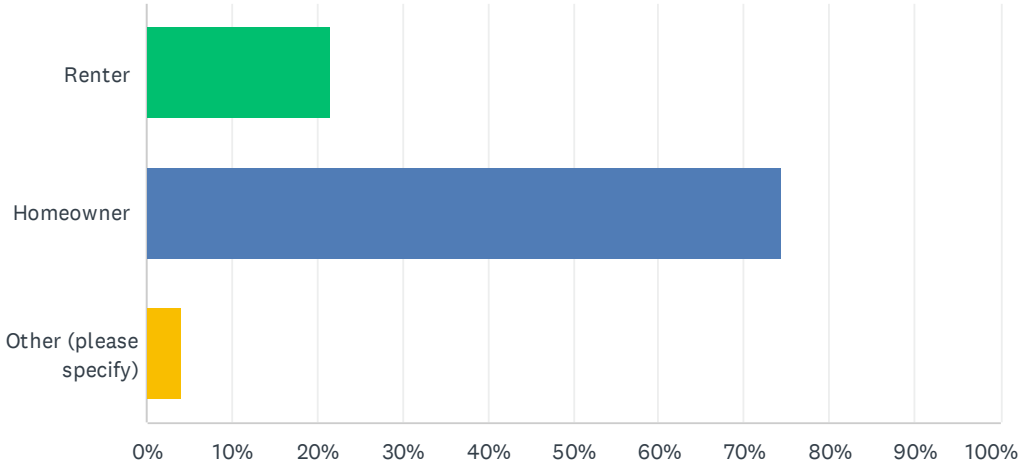
Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	1.51%	3
I live within Mt. Shasta city limits, but I work somewhere else.	5.53%	11
I live and work within Mt. Shasta city limits.	32.66%	65
I live in within Mt. Shasta city limits and I am retired/do not currently work.	19.60%	39
I work within Mt. Shasta city limits, but live somewhere else.	8.04%	16
I live outside Mt. Shasta city limits, but rely on the city for shopping/services/schools/etc.	32.66%	65
TOTAL		199

Q2 Which option best describes you?

Answered: 199 Skipped: 0

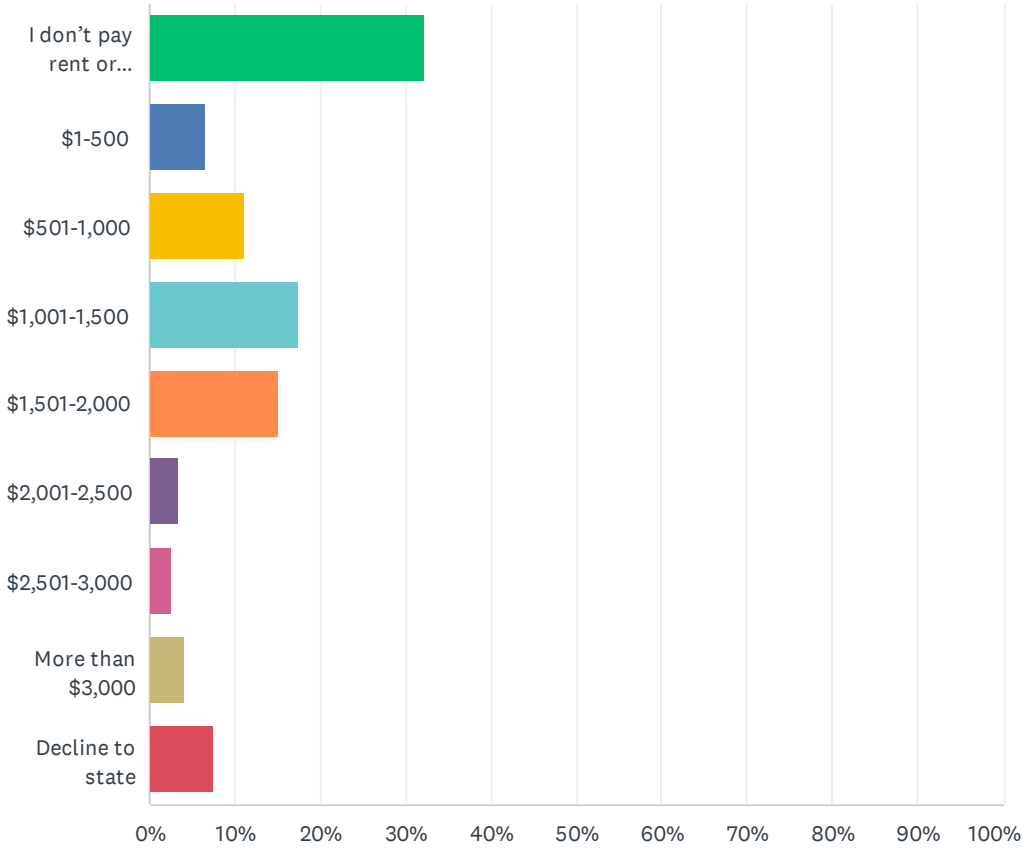


ANSWER CHOICES	RESPONSES	
Renter	21.61%	43
Homeowner	74.37%	148
Other (please specify)	4.02%	8
TOTAL		199

#	OTHER (PLEASE SPECIFY)	DATE
1	own multi family housing	11/15/2022 9:29 PM
2	Own several long term rentals in the city a mixed use commercial building.	11/15/2022 12:18 PM
3	Own my home and rent business space	11/14/2022 9:24 PM
4	Work/Trade	11/14/2022 10:15 AM
5	LANDLORD	11/8/2022 5:35 PM
6	Frequent visitor who grew up in Mt. Shasta	11/7/2022 10:46 AM
7	looking for home to buy	11/4/2022 11:42 AM
8	Own Mobile home, pay lot rent	10/26/2022 4:39 PM

Q3 What is your total household monthly rent or mortgage payment?

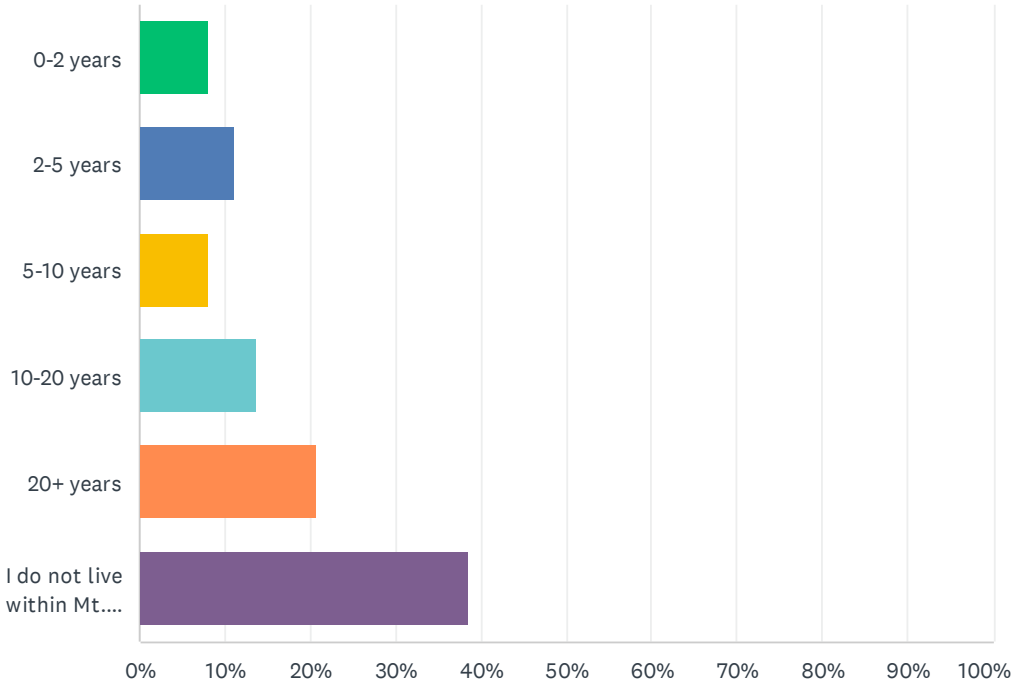
Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
I don't pay rent or mortgage	32.16%	64
$1-500	6.53%	13
$501-1,000	11.06%	22
$1,001-1,500	17.59%	35
$1,501-2,000	15.08%	30
$2,001-2,500	3.52%	7
$2,501-3,000	2.51%	5
More than $3,000	4.02%	8
Decline to state	7.54%	15
TOTAL		199

Q4 If you live within Mt. Shasta city limits, how long have you lived in the City?

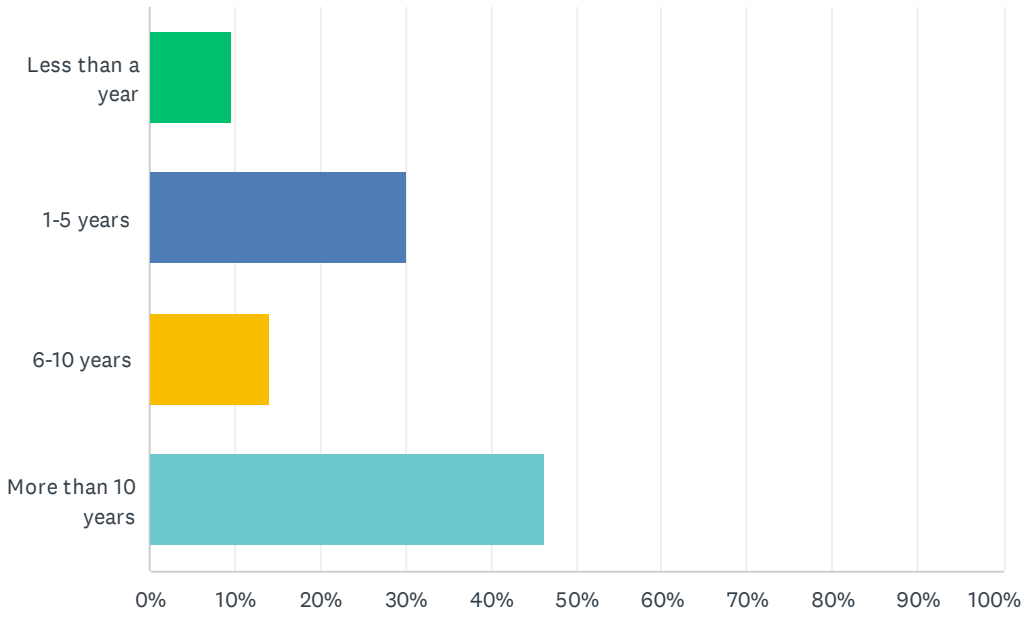
Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
0-2 years	8.04%	16
2-5 years	11.06%	22
5-10 years	8.04%	16
10-20 years	13.57%	27
20+ years	20.60%	41
I do not live within Mt. Shasta city limits	38.69%	77
TOTAL		199

Q5 How long have you lived at your current residence?

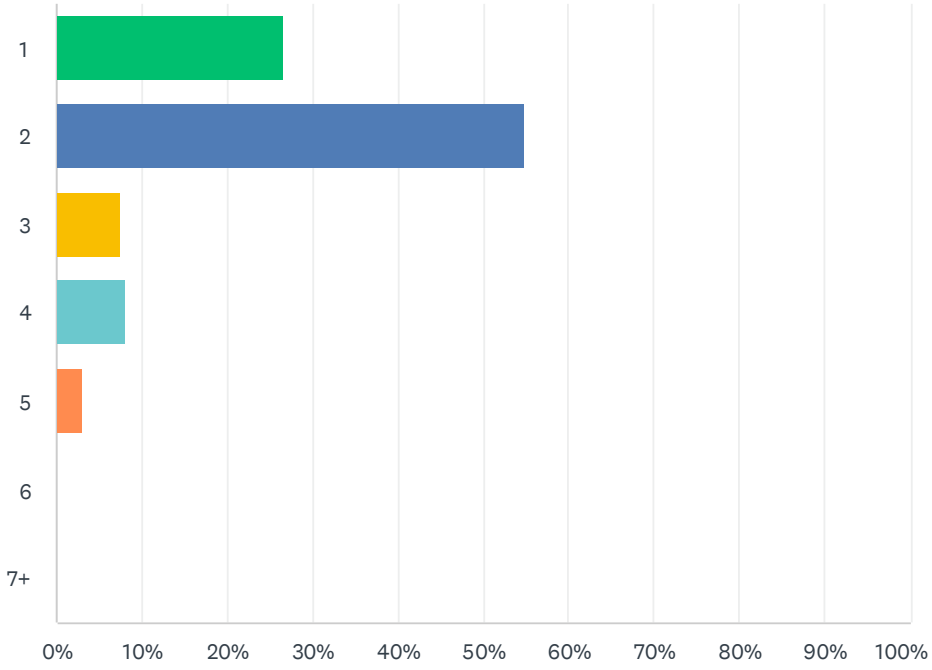
Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than a year	9.55%	19
1-5 years	30.15%	60
6-10 years	14.07%	28
More than 10 years	46.23%	92
TOTAL		199

Q6 How many people live in your household?

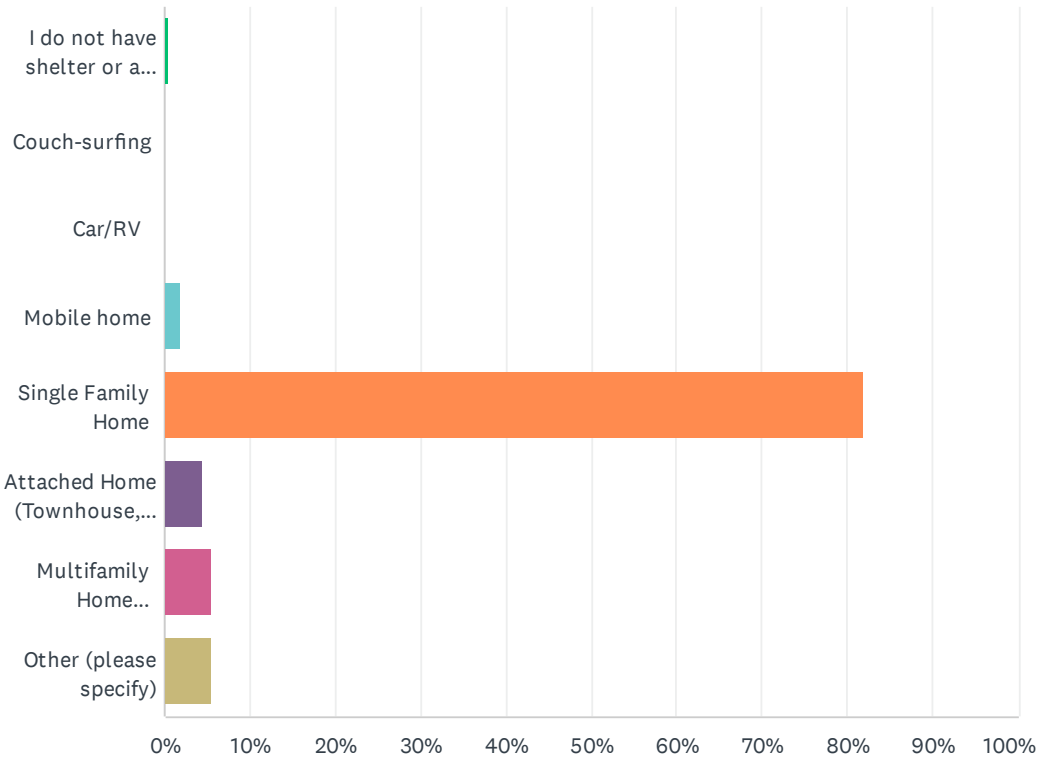
Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
1	26.63%	53
2	54.77%	109
3	7.54%	15
4	8.04%	16
5	3.02%	6
6	0.00%	0
7+	0.00%	0
TOTAL		199

Q7 Which of the following best describes your housing situation:

Answered: 199 Skipped: 0



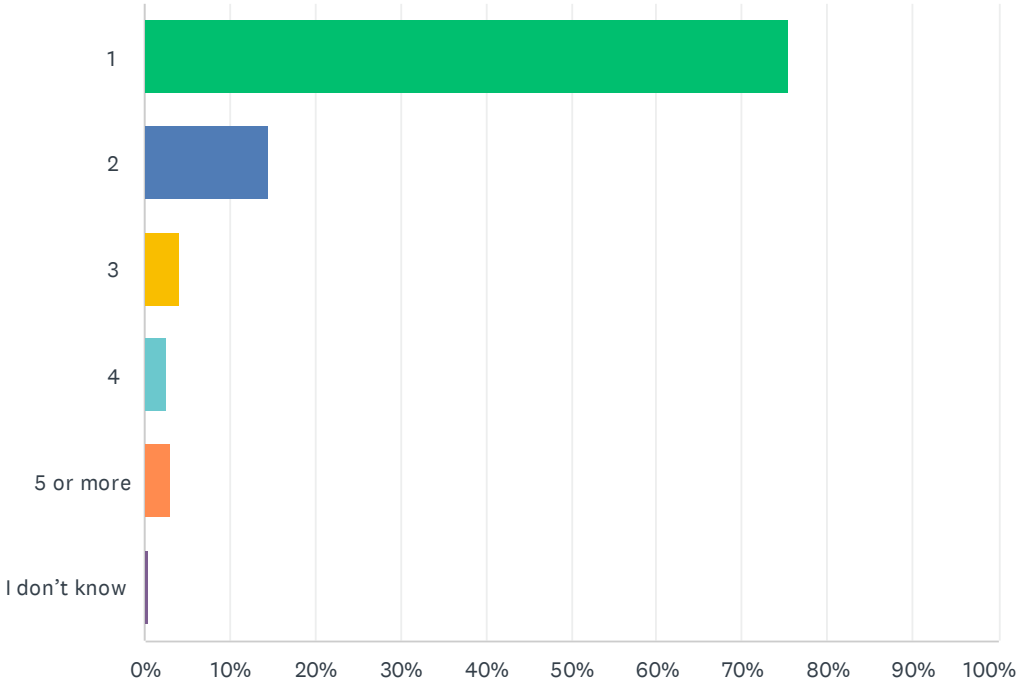
ANSWER CHOICES	RESPONSES	
I do not have shelter or a home	0.50%	1
Couch-surfing	0.00%	0
Car/RV	0.00%	0
Mobile home	2.01%	4
Single Family Home	81.91%	163
Attached Home (Townhouse, Duplex)	4.52%	9
Multifamily Home (Apartment, Condo)	5.53%	11
Other (please specify)	5.53%	11
TOTAL		199

#	OTHER (PLEASE SPECIFY)	DATE
1	small cottage	11/14/2022 9:37 PM
2	2 bed 2 bath home	11/14/2022 8:37 PM
3	one bedroom apartment	11/7/2022 6:45 PM
4	i lived in an old mobile home on someone else's property. I moved away for school temporarily	11/7/2022 2:01 PM

	- we want to come back but it's doubtful that we'd be able to for reasons below.	
5	Tiny home	11/7/2022 7:32 AM
6	HUD Subsidized housing apartment complex	11/4/2022 1:50 PM
7	studio	11/4/2022 11:42 AM
8	Farm with home and barns	11/4/2022 11:41 AM
9	flat above a business	10/29/2022 6:07 PM
10	5th wheel trailer.	10/26/2022 7:24 PM
11	apartment	10/26/2022 6:19 PM

Q8 How many dwellings are on the property you live on

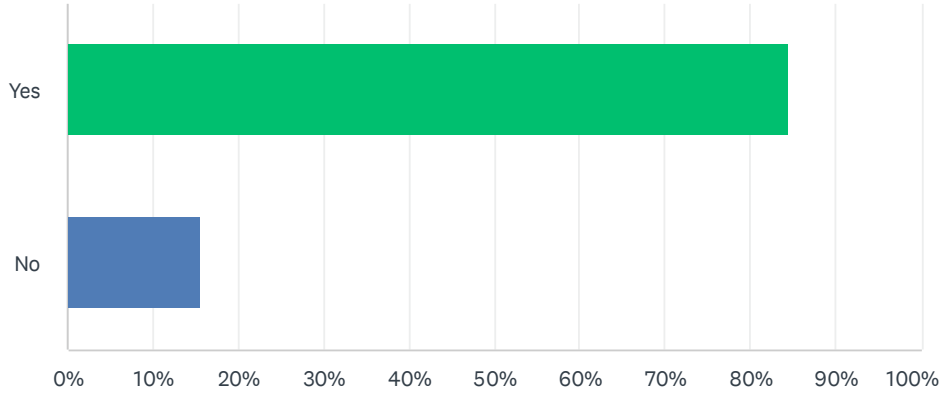
Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
1	75.38%	150
2	14.57%	29
3	4.02%	8
4	2.51%	5
5 or more	3.02%	6
I don't know	0.50%	1
TOTAL		199

Q9 Are you satisfied with your current housing situation?

Answered: 199 Skipped: 0



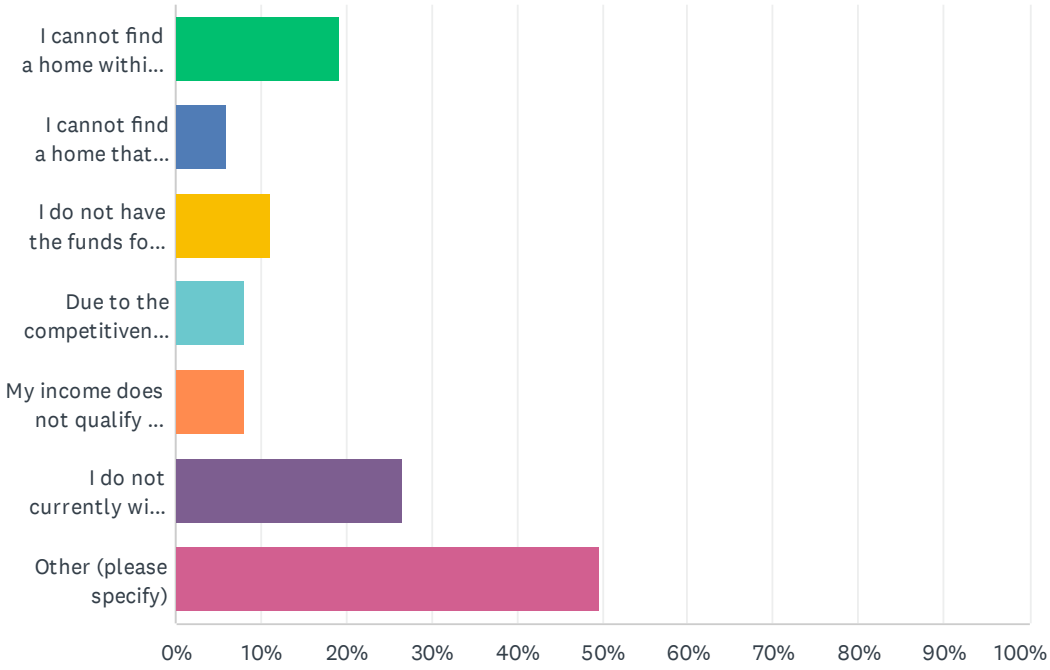
ANSWER CHOICES	RESPONSES	
Yes	84.42%	168
No	15.58%	31
TOTAL		199

#	IF NO, PLEASE BRIEFLY EXPLAIN.	DATE
1	Affordable rent is crotical to me, but it comes at a cost of poor conditions	11/15/2022 7:57 PM
2	HOA very intrusive, expensive, not frugal	11/15/2022 6:33 PM
3	Family of 4 squeezed into 2 bedroom rental. Unit came furnished and is month to month because owner wants to make it a STR as soon as moratorium is over. Rent is $1750 and it is a crummy, rundown house with bad water and broken appliances. Elite Property Management is a slumlord.	11/15/2022 5:02 AM
4	too small for our needs, and need sun for vegetable garden	11/14/2022 9:37 PM
5	I love the home itself, but the rent and deposit is at the very top of my budget. I have two children of opposite sex's that need their own rooms and I need my own room as well I am making do with what we have now so that the kids have their own bedrooms.	11/14/2022 8:33 PM
6	House valuations are much too high.	11/14/2022 11:43 AM
7	Would like to downsize property & move into town as we age.	11/11/2022 3:06 PM
8	I would like to do a garage conversion to add an ADU that will help me afford my mortgage as I retire	11/8/2022 8:43 PM
9	Yes but I'd like the option to short term rent a room. I'm also building an ADU and am in the design process with the city. Anything that can be doe to streamline ADU permits woudl be great	11/8/2022 10:01 AM
10	I would like to rent my own home/apartment rather than a room in someone else's, but I can't afford anything currently offered.	11/7/2022 9:45 PM
11	like to relocate	11/7/2022 5:59 PM
12	We need more affordable housing.	11/7/2022 12:45 PM
13	too small want to buy a house	11/7/2022 11:01 AM

14	I would like to have co owners of property, making it like a small co housing place	11/7/2022 7:32 AM
15	Expensive	11/6/2022 5:00 PM
16	I would like to live in a residential commuity land trust cottage	11/5/2022 7:33 PM
17	Wish I could afford to own the property	11/5/2022 2:30 PM
18	Too expensive need to relocate to less expensive rental. My rent is 65% of my income but it was the only home I could find. I rent through Elite. I also have 2dogs and 2 cats which is almost impossible to even find a rental that accepts pets. I am looking to relocate out of the area because it is too expensive for me here. I work for the Humane Society and can barely make ends meet. I have a college degree and a 30 year professional career. Mt Shasta is a tough place to live because of the limited housing options and limited higher paying career positions.	11/5/2022 9:50 AM
19	I want to add that my daughter and grandson live within the city limits.	11/4/2022 1:48 PM
20	looking for home to buy	11/4/2022 11:42 AM
21	Our home is too small (700 sq.ft.) and the other living spaces are also small (under 600 sq.ft.)	11/4/2022 11:41 AM
22	Unaffordable middle class housing to own or rent.	11/4/2022 8:35 AM
23	Rent it too high	10/28/2022 4:06 PM
24	Need property	10/27/2022 7:15 PM
25	Looking for a home	10/25/2022 4:22 PM
26	Need a larger house that is affordable	10/25/2022 12:06 PM
27	very small house and older than some.	10/24/2022 11:03 PM
28	I would like to own my home. I live next-door to loud alcoholics.	10/24/2022 9:59 PM
29	I like the living space and location, but rent is expensive.	10/23/2022 8:03 PM
30	Too expensive for income	10/18/2022 8:46 PM
31	We are now in our 70's and may need a smaller home soon. Too much maintenance.	10/14/2022 3:11 PM
32	It is very difficult to find rental housing in Mt. Shasta	10/14/2022 8:52 AM

Q10 If you wish to own a home in incorporated Mt. Shasta but do not currently own one, what issues are preventing you from owning a home at this time? (choose all that apply)

Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
I cannot find a home within my price range in incorporated Mt. Shasta	19.10%	38
I cannot find a home that suits my living needs in incorporated Mt. Shasta (housing size, disability accommodations, etc.)	6.03%	12
I do not have the funds for a down payment	11.06%	22
Due to the competitiveness of the housing market, I've been unable to successfully bid on a home	8.04%	16
My income does not qualify me for a mortgage	8.04%	16
I do not currently wish to own a home in incorporated Mt. Shasta	26.63%	53
Other (please specify)	49.75%	99
Total Respondents: 199		

#	OTHER (PLEASE SPECIFY)	DATE
1	manual survey entry: respondent did not provide response	11/17/2022 9:58 AM
2	manual survey entry: respondent did not provide response	11/17/2022 9:50 AM
3	already a homeowner; I see some homes for sale regularly	11/15/2022 9:29 PM
4	does not apply	11/15/2022 6:33 PM

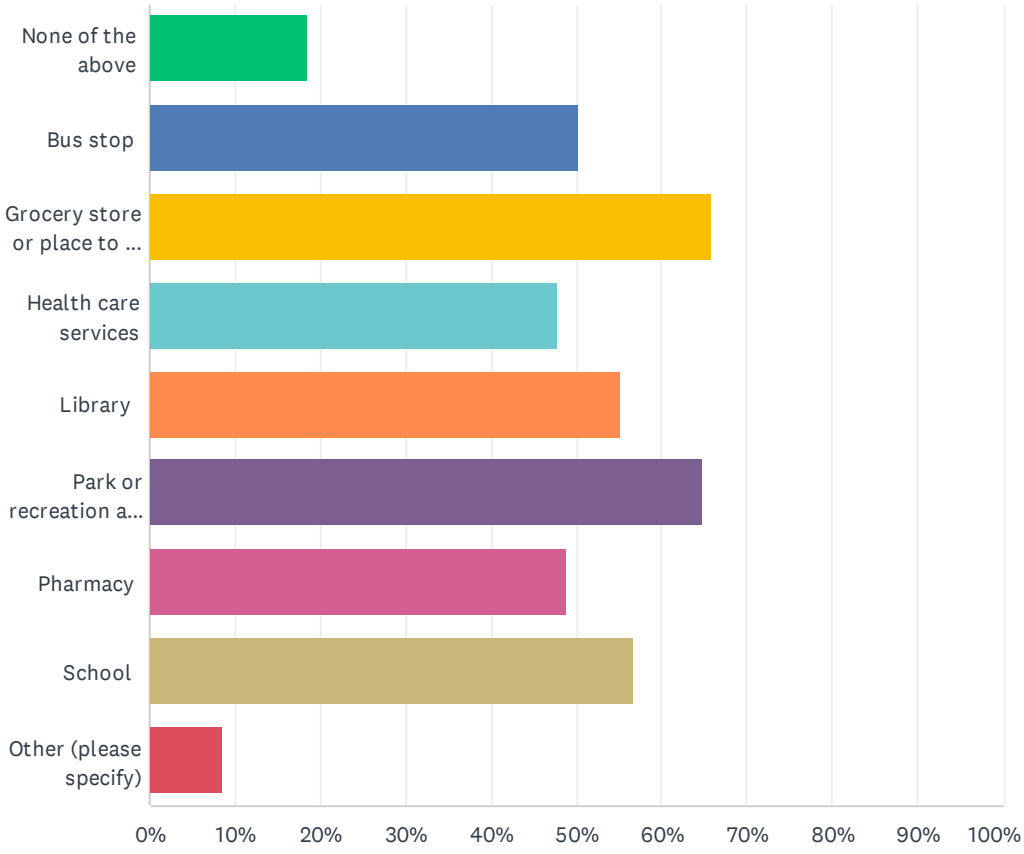
5	I own my present home.	11/15/2022 2:26 PM
6	Question is not applicable because I already own one	11/15/2022 12:43 PM
7	have home	11/15/2022 10:37 AM
8	I currently own a home.	11/15/2022 10:28 AM
9	Not applicable	11/15/2022 10:04 AM
10	Already own home	11/15/2022 7:41 AM
11	Realtors allow sight unseen full or over priced bids then house I make honest offer on gets into escrow at full price and sells for less because buyers dicker down selling price after under contract	11/15/2022 5:02 AM
12	None - we have a home, but it is very expensive and was hard to get	11/14/2022 10:32 PM
13	I own my home	11/14/2022 9:24 PM
14	To many airbnb in our quiet neighborhoods	11/14/2022 8:37 PM
15	I was approved for a mortgage early this year but could find nothing within my price range in Mount Shasta. I don’t want to take my children from this area as I grew up here myself but I cannot afford to own a home at prices that are almost double what I was approved for.	11/14/2022 8:33 PM
16	I am a homeowner	11/14/2022 7:40 PM
17	I already own a home. When I rented, it was price range, lack of down payment, competitiveness, income-qualifying.	11/14/2022 3:43 PM
18	Currently own a home	11/14/2022 2:48 PM
19	we own a home in unincorporated Mt Shasta and wish to keep it that way	11/11/2022 2:34 PM
20	I settled for my current house after being out bid repeatedly.	11/11/2022 12:54 AM
21	NA	11/9/2022 4:36 PM
22	I own a home	11/9/2022 11:14 AM
23	The housing prices greatly increased with the influx of Bay Area money during covid	11/9/2022 10:52 AM
24	N/A	11/9/2022 9:08 AM
25	I live outside the city limits	11/9/2022 8:17 AM
26	I own a home in the city limits	11/8/2022 8:43 PM
27	ONE HOME IS PLENTY	11/8/2022 5:35 PM
28	we own our home	11/8/2022 1:15 PM
29	I own a home.	11/8/2022 11:45 AM
30	I own a home but I don't have sufficient income to upgrade. I'd like to be able to AirBnb to supplemnt my income but there are no permits for AirBnb Available. The other side of the street is R3, we are R1. why is that?	11/8/2022 10:01 AM
31	Too many short term rentals!!	11/7/2022 9:34 PM
32	I support a sort of homeless person from Redding.	11/7/2022 2:06 PM
33	N/A	11/7/2022 1:03 PM
34	I own a home, but could not skip the question	11/7/2022 12:44 PM
35	I own my home	11/7/2022 11:33 AM
36	The right house would cause me to buy, but I have not found it yet.	11/7/2022 10:46 AM
37	I already own a home within the city limits. I have lived here for 38 years.	11/7/2022 10:41 AM
38	I own a home already.	11/7/2022 10:33 AM

39	Vacation rentals negatively impacts the housing market.	11/7/2022 10:31 AM
40	I own a home	11/7/2022 9:36 AM
41	Does not apply to me	11/7/2022 8:00 AM
42	I already own my home.	11/7/2022 7:41 AM
43	I own a home outside the city limits	11/6/2022 9:27 PM
44	The rental costs of The SUMMIT LOFT is staggering! $3000/month? Hello BIG CITY!	11/6/2022 8:49 PM
45	Na	11/6/2022 8:11 PM
46	We found home we liked right outside the city	11/6/2022 7:38 PM
47	I do not wish to purchase another home or rent a home.	11/6/2022 7:01 PM
48	I own a home in mt. shasta	11/6/2022 5:00 PM
49	I already own my home in the city limitd	11/6/2022 4:47 PM
50	Does not apply to me	11/6/2022 3:12 PM
51	There are too many homes used as temp rentals. And many people working here are priced out of the market.	11/6/2022 1:20 PM
52	Doesn’t apply	11/6/2022 1:15 PM
53	I own my home	11/6/2022 11:46 AM
54	I own a home	11/6/2022 11:25 AM
55	I own a home	11/6/2022 11:12 AM
56	I own my home	11/6/2022 10:56 AM
57	I already own a home here	11/5/2022 8:52 PM
58	see above regarding Community land trust (CLT)	11/5/2022 7:33 PM
59	I own my home	11/5/2022 12:22 PM
60	Too many dwellings being converted into AirBnB	11/5/2022 11:40 AM
61	I own a home	11/5/2022 10:45 AM
62	Have the home, and business, I want. Do not need another.	11/5/2022 10:39 AM
63	does not apply	11/4/2022 5:42 PM
64	N/A	11/4/2022 3:13 PM
65	N/A	11/4/2022 2:17 PM
66	My daughter would like to buy a home, but homes are way to expensive. She currently rents a place in town.	11/4/2022 1:48 PM
67	We own a home in Mount Shasta	11/4/2022 11:41 AM
68	N/a	11/4/2022 10:16 AM
69	I already own a home in Mt Shasta	11/4/2022 8:35 AM
70	N/a	11/4/2022 8:09 AM
71	Own a home	11/4/2022 7:24 AM
72	This does not apply to me	11/3/2022 4:39 PM
73	already own a home	11/3/2022 7:47 AM
74	I already own a home.	10/31/2022 6:41 PM
75	I own a home here in Mt Shasta	10/29/2022 2:39 PM

76	N/A	10/29/2022 10:09 AM
77	Plan on reloadcating	10/27/2022 7:15 PM
78	I already own a home	10/27/2022 3:33 PM
79	already own a home	10/27/2022 2:38 PM
80	Don’t need	10/26/2022 3:31 PM
81	I already own a home.	10/26/2022 12:29 PM
82	Already own my home	10/26/2022 11:03 AM
83	Own home	10/25/2022 10:40 PM
84	N/A am a homeowner here.	10/25/2022 3:23 PM
85	I owe a home just outside the city limits and am hooked up to city services	10/25/2022 12:46 PM
86	I own my own home	10/25/2022 12:14 PM
87	I own a home but current prices prevent housing upgrade	10/25/2022 12:06 PM
88	I own	10/25/2022 11:36 AM
89	I would love to buy a home to offer as a rental, but they are too pricey now.	10/25/2022 11:12 AM
90	None I own my home	10/25/2022 9:36 AM
91	NA	10/25/2022 8:33 AM
92	I own my home but if I didn't it would be out of reach due to cost.	10/24/2022 7:37 PM
93	NA	10/24/2022 7:06 PM
94	does not apply: I own a home	10/24/2022 6:56 PM
95	We own our home outright.	10/24/2022 4:14 PM
96	i am a homeowner	10/18/2022 11:19 AM
97	I own a home	10/17/2022 10:01 AM
98	I am a home owner so this does not apply to my situation	10/17/2022 9:06 AM
99	Many homes are purchased by those who do not live in Mt Shasta full time. These part time residents drive the cost of housing up, contribute little to the vibrancy or enhancement of the community, and increase the cost of housing and limit rental availability	10/14/2022 8:52 AM

Q11 Which of the following types of places are within approximately one mile of where you live? (choose all that apply)

Answered: 199 Skipped: 0



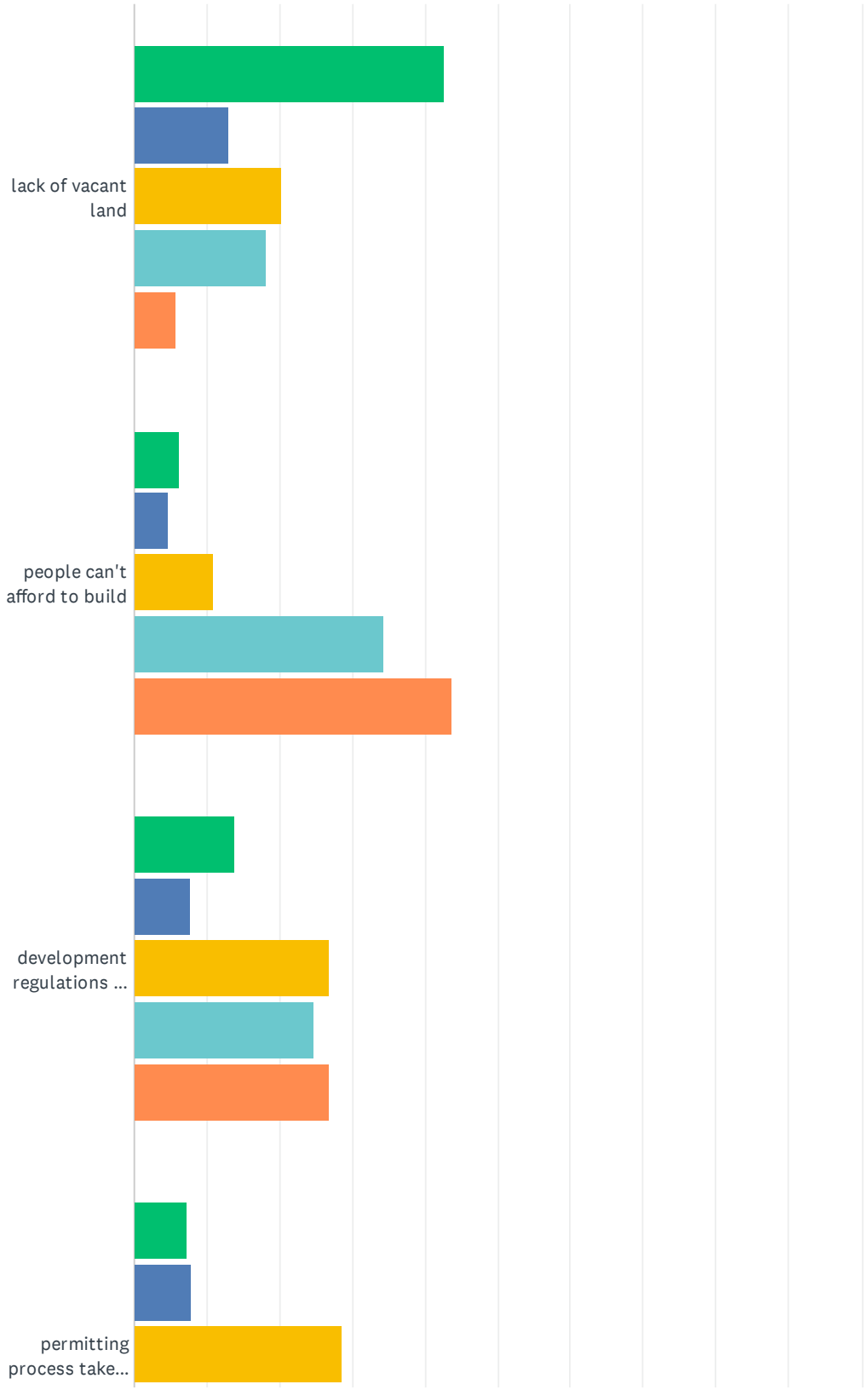
ANSWER CHOICES	RESPONSES	
None of the above	18.59%	37
Bus stop	50.25%	100
Grocery store or place to buy fresh food	65.83%	131
Health care services	47.74%	95
Library	55.28%	110
Park or recreation area	64.82%	129
Pharmacy	48.74%	97
School	56.78%	113
Other (please specify)	8.54%	17
Total Respondents: 199		

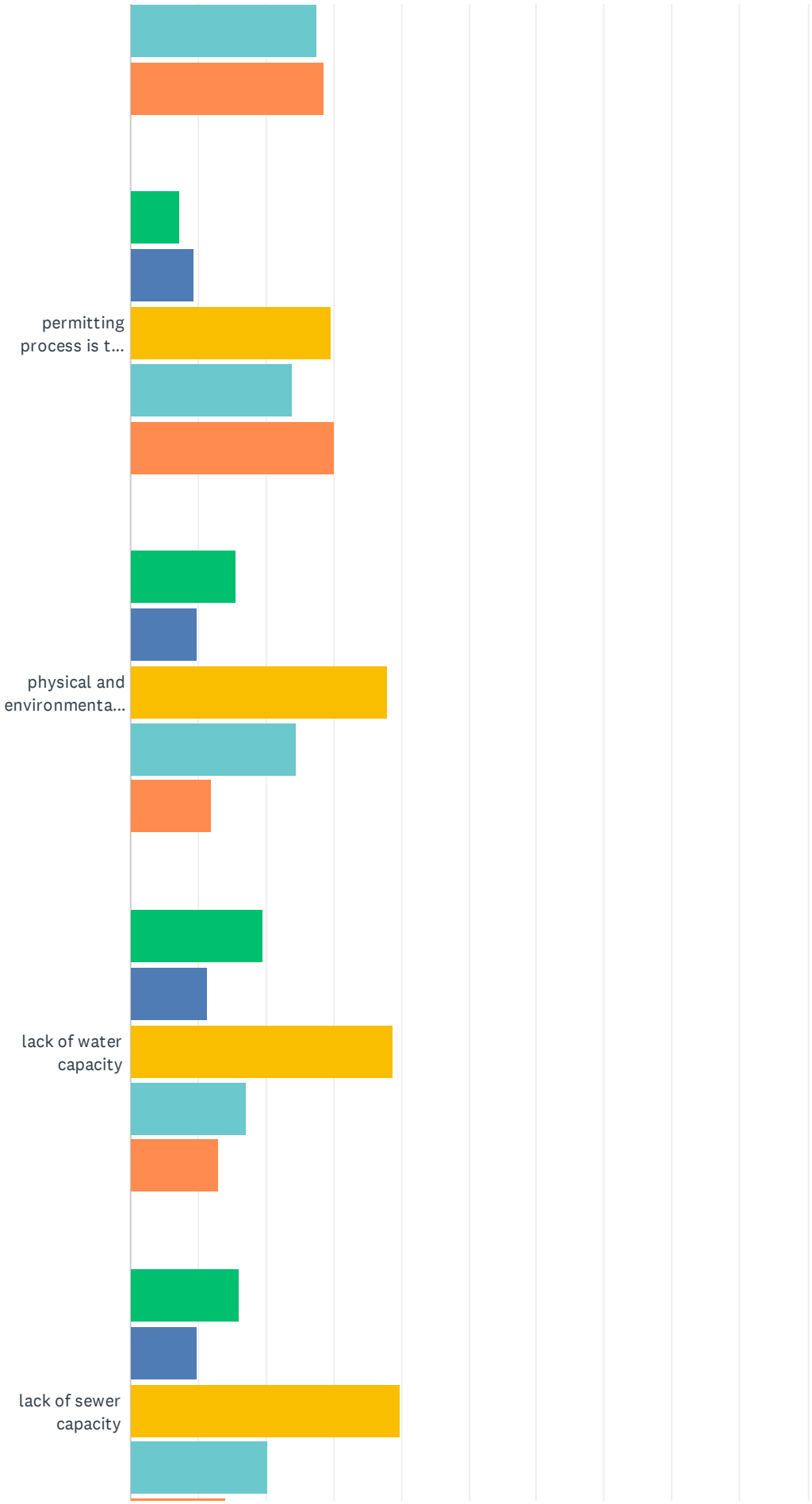
#	OTHER (PLEASE SPECIFY)	DATE

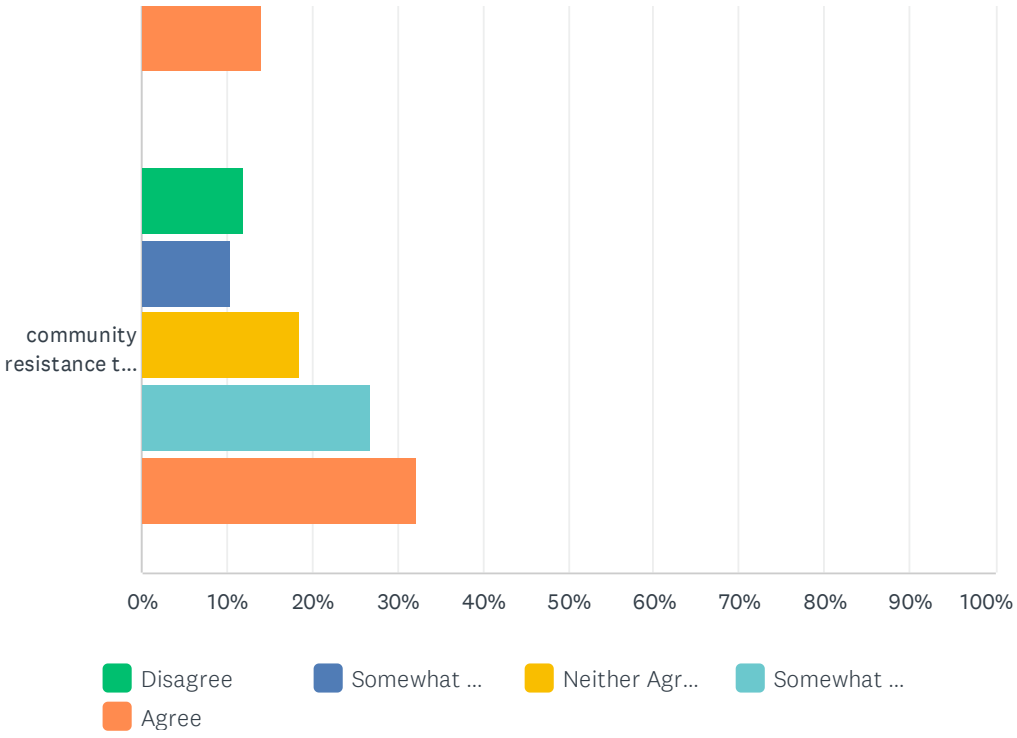
1	hardware store. post office. restaurants.	11/17/2022 9:58 AM
2	laundromat; car wash; post office	11/17/2022 9:50 AM
3	Ranger Station, downtown area, restaurants, gas station, fire station, police station	11/15/2022 9:29 PM
4	hiking and biking trails	11/14/2022 9:37 PM
5	n/a	11/14/2022 9:24 PM
6	All of downtown is in walking distance	11/14/2022 7:40 PM
7	Wellness Center on Lassen Lane	11/11/2022 3:06 PM
8	Actually, these services are generally about 1.5 or 2 miles from my house.	11/10/2022 8:28 PM
9	nature	11/7/2022 10:20 PM
10	Local farmstands (closed in winter)	11/7/2022 10:33 AM
11	good hiking/ biking trails	11/7/2022 9:36 AM
12	Gateway Trails!	11/6/2022 8:49 PM
13	commercial center	11/5/2022 12:22 PM
14	Too many pot shops	11/5/2022 10:39 AM
15	Auto repair services	11/5/2022 9:50 AM
16	post office, restaurants, cafes, downtown shopping, tire centers, clothing stores, outdoor recreation, bike shop	10/27/2022 2:38 PM
17	Trails to recreate	10/25/2022 11:51 AM

Q12 Do you agree with the following statements? I believe the lack of new housing in Mt. Shasta is due to…

Answered: 199 Skipped: 0




permitting process is t...
physical and environmenta...
lack of water capacity
lack of sewer capacity



	DISAGREE	SOMEWHAT DISAGREE	NEITHER AGREE NOR DISAGREE	SOMEWHAT AGREE	AGREE	TOTAL	WEIGHTED AVERAGE
lack of vacant land	42.71% 82	13.02% 25	20.31% 39	18.23% 35	5.73% 11	192	2.31
people can't afford to build	6.25% 12	4.69% 9	10.94% 21	34.38% 66	43.75% 84	192	4.05
development regulations are too restrictive	13.92% 27	7.73% 15	26.80% 52	24.74% 48	26.80% 52	194	3.43
permitting process takes too long	7.29% 14	7.81% 15	28.65% 55	27.60% 53	28.65% 55	192	3.63
permitting process is too expensive	7.25% 14	9.33% 18	29.53% 57	23.83% 46	30.05% 58	193	3.60
physical and environmental constraints	15.63% 30	9.90% 19	38.02% 73	24.48% 47	11.98% 23	192	3.07
lack of water capacity	19.69% 38	11.40% 22	38.86% 75	17.10% 33	12.95% 25	193	2.92
lack of sewer capacity	16.06% 31	9.84% 19	39.90% 77	20.21% 39	13.99% 27	193	3.06
community resistance to development	11.92% 23	10.36% 20	18.65% 36	26.94% 52	32.12% 62	193	3.57

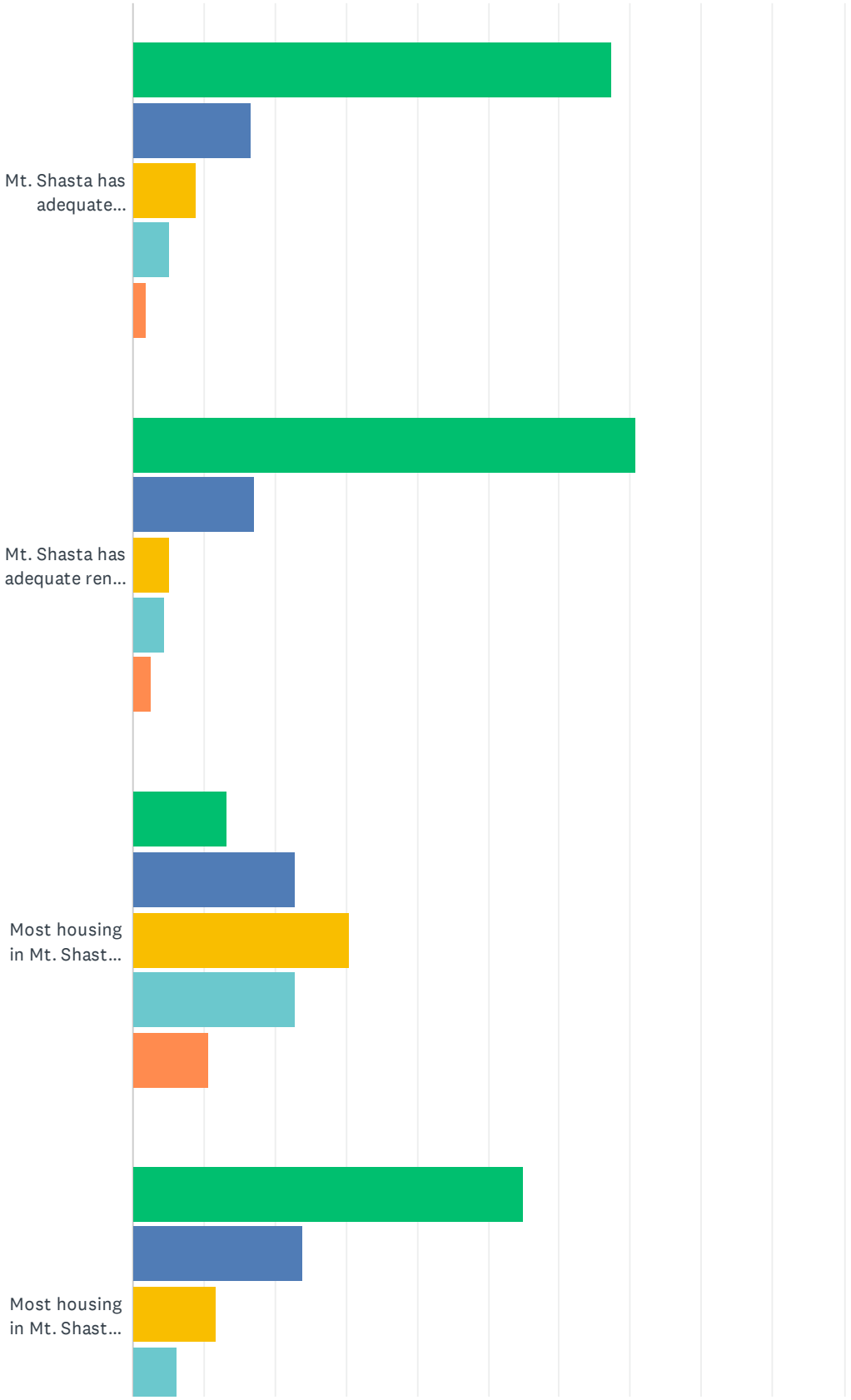
#	OTHER (PLEASE SPECIFY)	DATE
1	without proper guidance of a knowledgeable city planner, some applicants may have or have had issues; there is plenty of vacant land, however, the city needs to be mindful of the beautiful views from city streets / homes and I-5 traffic (as I-5 in Mt. Shasta is part of the Volcanic Legacy Scenic Byway and for good reason with its pristine views) we and keep building height maximum to 2 stories in height with normal height ceilings 8-10' and normal roof heights so overall building height is not too tall blocking views, creating shade on neighboring	11/15/2022 9:29 PM

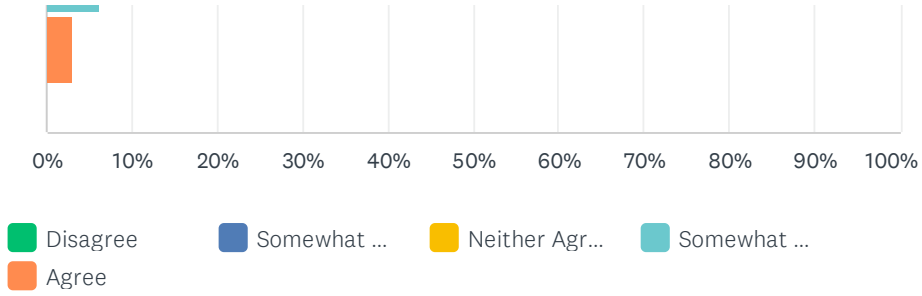
	properties, etc. overall maximum height 25'I see how the community cares about the beautiful wetlands and is concerned for wildlife and nature; the community and myself want to see CEQA followed and not circumvented. I am concerned that things can go very quickly out of hand and we may lose the pristine beauty people from all over the world come to see. We need to mindful of lighting - should be downward facing and consider the dark sky concept; there should be growth in thoughtful directions such as the starbucks which will bring people to our town for minimally short visits with hopes of them coming back for longer visits in the future. I am generally not if favor of large 10,000sf plus buildings, particularly if it blocks views; I am in favor of environmentally friendly housing that does not add to green house gasses, including off grid housing or mostly off grid, the 'tiny home' concepts are great too. There are many creative solutions we can utilize and still keep to our mountain village small town feel.	
2	Too many vacation rentals. co-housing / communal developments some shared communal space, such as a large shared kitchen, communal dining space	11/15/2022 7:57 PM
3	The past policies and actions of the City of Mt Shasta made it very difficult to develop or build in the city.	11/15/2022 12:18 PM
4	Economy does not warrant the need for additional housing	11/15/2022 10:37 AM
5	Not enough permanent jobs to warrant extensive development	11/15/2022 10:28 AM
6	There is no real need for new homes; instead, there need to be fewer vacation rentals of existing homes	11/14/2022 10:32 PM
7	Any ones developed may be devoted to STR	11/14/2022 9:37 PM
8	n/a	11/14/2022 9:24 PM
9	Of course we Do Not want our town to be overly developed! That's the appeal of life here. Room to ,breathe...quality of life should always. Come first	11/14/2022 8:37 PM
10	Too many Air BnB's!!!	11/14/2022 7:40 PM
11	Gentrification and price-gouging	11/14/2022 3:43 PM
12	It seems to me there has been many new homes constructed within the last five years….also under current construction.	11/14/2022 2:48 PM
13	Very expensive to build now.	11/9/2022 2:27 PM
14	vacation rentals and second homes are the main contributing factor to the lack of housing and new housing	11/9/2022 10:52 AM
15	There are vacant parcels, but the owners are unwilling to sell.	11/9/2022 9:08 AM
16	Few options because so many vacation rentals, expensive rent, second home ownership in the area preventing people that work and live in the area full time to buy home or rent	11/7/2022 10:37 PM
17	when you bring up truly affordable workforce housing, not subsidized or section 8, people don't understand.	11/7/2022 4:41 PM
18	lack of support for residents	11/7/2022 11:01 AM
19	I'm resistant to development too. I don't want Mount Shasta over built and ruined!	11/7/2022 10:29 AM
20	Development costs for multifamily are too high for amount of rent that can be charged here...lower income demographic	11/7/2022 9:36 AM
21	To many vacation rentals and residents that buy homes as second home and live here less than a 6ths a year.	11/6/2022 7:01 PM
22	City not building on already available property. Too many excuses for not building on city property instead of trying to cram more dwellings in the small old already cramped neighborhoods that the infrastructure already can't support. If you truly want affordable housing or just more housing use the property you have FIRST and see what happens.	11/6/2022 1:15 PM
23	vacation rentals	11/6/2022 12:37 PM
24	lack of a residential community land trust	11/5/2022 7:33 PM
25	The lack of housing also has to do with the increase of short term rentals, people from the Bay	11/5/2022 2:30 PM

	Area buying up houses and outbidding locals while doing so.	
26	city hall micro management is rediculous	11/5/2022 10:39 AM
27	No properly thought out plan to add housing in a way that respects land usage and people's rights to a beautiful environment for their families and especially for children.	11/4/2022 3:17 PM
28	With regard to the last question, the community is not resistant to development. We are resistant to builders who want to come in and build buildings that are inconsistent with our small village theme. Or developers who are interested in only building market rate housing while limiting affordable housing which is what we need in our city.	11/4/2022 1:50 PM
29	Listen to your city residents for their opinions. Personally, I don't want to see Mt. Shasta resemble a large suburb. It's a village, not a city.	11/4/2022 1:48 PM
30	don't know	11/4/2022 11:42 AM
31	Some members of community are resistant to any growth	11/4/2022 8:35 AM
32	Negativity & close minded of staff. Councils seats and staff and committee members are using opinions not facts to make decisions. The elected officials and staff are also setting a tone for anti-development	11/4/2022 8:09 AM
33	developers demanding excessive profits	11/3/2022 1:46 PM
34	Too many vacation rentals	10/29/2022 6:07 PM
35	In the past, Mt Shasta city had growth limitations because of persistent violations at its Waste Water Treatment Plant (WWTP) and bottlenecks in the sewer pipelines resulting in untreated waste overflows downtown; and below fire water pressure code in certain parts of town. Many of these infrastructure problems have been or are being addressed (for ex. we have a new WWTP, new water storage tank on Quail Hill, correction of many of the bottlenecks in the sewer system). Also, Mt Shasta city has significant wetlands which trigger federal and state regulations. Local builders knew about these challenges. In addition, severe winters used to keep many people away. The town is also further away from urban centers, making it less available for work commuting and less attractive for recreational tourists who could drive to Tahoe in less time. Mild winters, remote workers, social media platforms and economic development advertising geared towards the natural beauty and outdoor recreation has changed things drastically by increasing interest. That has resulted in loss of housing due to Short Term Rentals, VRBOs, and second homes. On a more national level, mortgage rates dropped and outside of the area investors purchased properties, decreasing supply and raising prices. Based on the 2020 census, the population in Mt Shasta has decreased but there is a massive housing shortage here! The statistics of the number of vacant homes and Short Term Rentals may not sound significant, but it is in a small town. There is a tendency to ignore these factors as demonstrated in the above answers and place blame on development restrictions & permitting. The new state laws have basically reduced or eliminated much of the possible 'answers' in regards to permitting/process. I am not answering the 'physical and environmental constraints' because it is not clear to me exactly what that means, but perhaps this comment will provide insights. It's a quick easy answer again to deflect and blame 'community resistance' when a community gets involved with projects that in the past did not have the infrastructure capabilities and/or may not be a 'fit' with the city's "...mission is to maintain the character of our “small town” community..."	10/27/2022 2:38 PM
36	Rezone industrial areas not contaminated for housing. There is too much industrial zoning around Mount Shasta.	10/26/2022 6:19 PM
37	I would like to see regulations/permits less stringent and a village style community built with space around each dwelling...making them affordable, using non-toxic materials and a simple yet attractive design.but	10/26/2022 3:54 PM
38	Love it here but there’s a lot of NIMBY attitude among the old guard here	10/25/2022 8:33 AM
39	Too many people here already. sewage leaks out from septics N&E bndry. of city.	10/24/2022 11:03 PM
40	Poor understanding of issues by community	10/18/2022 11:19 AM
41	It is horrible that a few angry people who refuse change are blocking the development of housing here!	10/17/2022 9:06 AM

Q13 Do you agree with the following statements?

Answered: 199 Skipped: 0





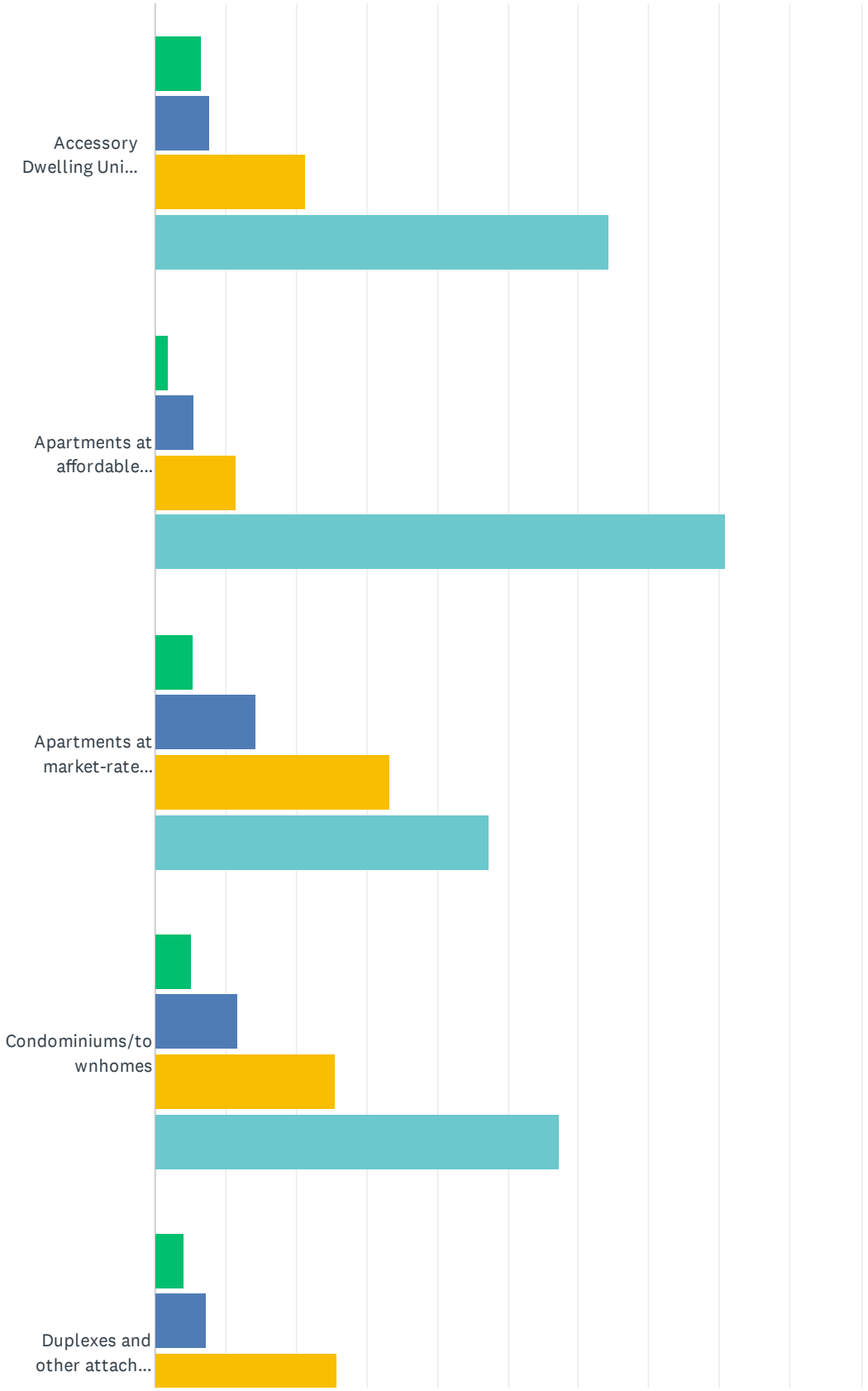
	DISAGREE	SOMEWHAT DISAGREE	NEITHER AGREE NOR DISAGREE	SOMEWHAT AGREE	AGREE	TOTAL	WEIGHTED AVERAGE
Mt. Shasta has adequate housing that is affordable	67.34% 134	16.58% 33	9.05% 18	5.03% 10	2.01% 4	199	1.58
Mt. Shasta has adequate rental housing	70.85% 141	17.09% 34	5.03% 10	4.52% 9	2.51% 5	199	1.51
Most housing in Mt. Shasta is in good condition	13.20% 26	22.84% 45	30.46% 60	22.84% 45	10.66% 21	197	2.95
Most housing in Mt. Shasta is affordable to rent	55.10% 108	23.98% 47	11.73% 23	6.12% 12	3.06% 6	196	1.78

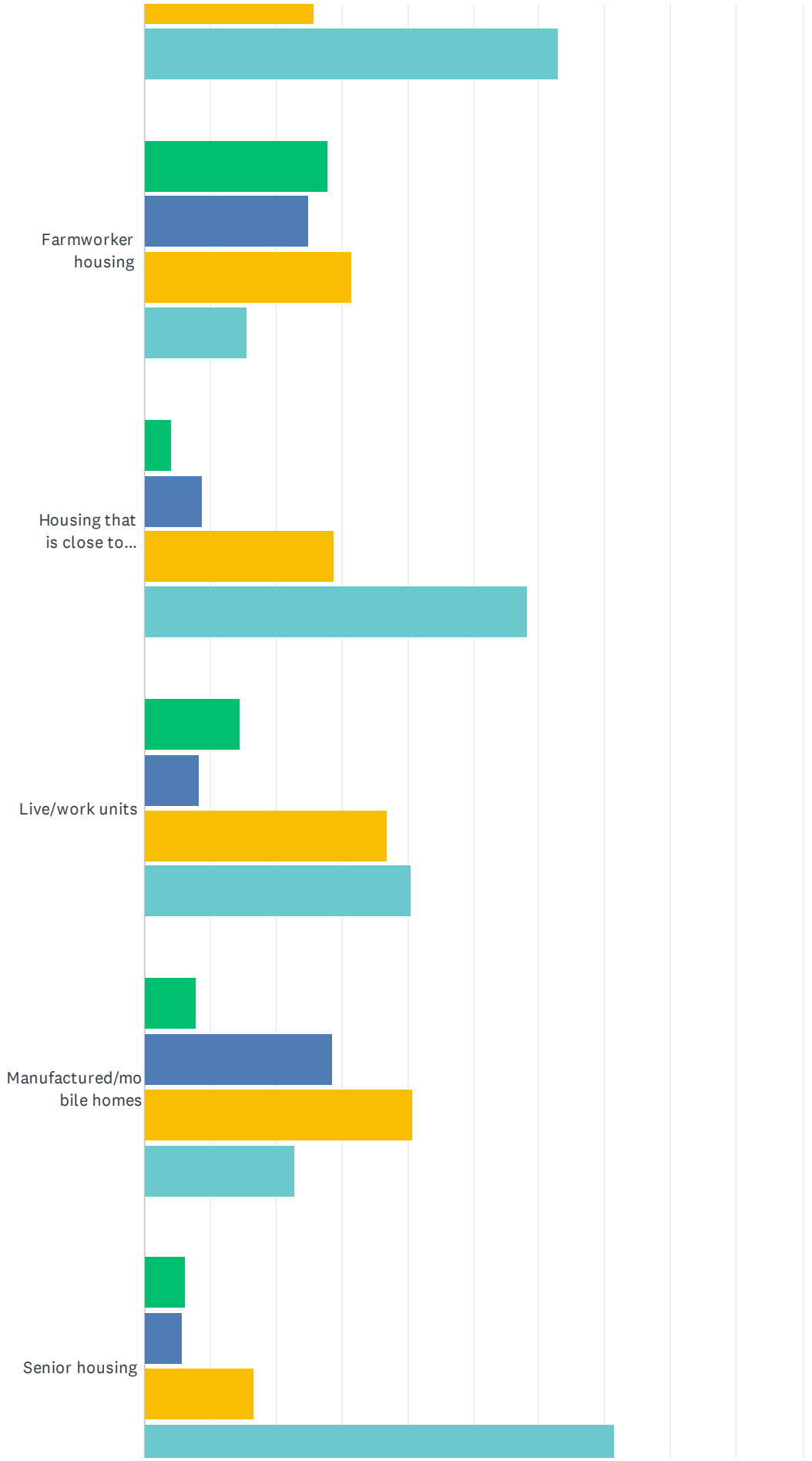
#	OTHER (PLEASE SPECIFY)	DATE
1	short-term rentals significantly decrease the availability of rental housing	11/17/2022 9:50 AM
2	Not much available to rent long term due to Air B n b and vacation rentals. And the cost is very high for the rentals that are available.	11/15/2022 11:43 PM
3	we need to have caps on STR's - short term rental housing as everyone wants to do this as they get more revenue from this than from offering long term rentals; there is no incentive for people to do long term rentals; perhaps those who offer long term rentals should have a financial incentive or city perk such as free sidewalk and berm snow plowing etc. for those who still offer regular long term housing. Housing for someone who works is very affordable and well below the CA average to rent; however, if you are low income or retired anywhere will be considered expensive and Mt. Shasta has a high percentage of retired people living here. Mt. Shasta only needs to add 2 housing units to meet state requirements; the city of Mt. Shasta has more than enough land available today to build housing at all income levels. no zoning changes need to be done. I do not want to see major changes to our housing element. I like having R1 zoning; R1 can by CA law already build and ADU and Jr. ADU on each parcel; let's make this easier for folks to do.	11/15/2022 9:29 PM
4	Co-housing developments with some private space and some shared, communal space / garden etc is highly desirable. so many people want intergenerational community living space to share in gardening/cooking , child care, elder care,	11/15/2022 7:57 PM
5	n/a	11/14/2022 9:24 PM
6		11/14/2022 8:37 PM
7	There is NO rentals due to airbnb and VRBO and short term rentals by local people who own too many properties and are just interested in making more money than creating/supporting a community.	11/14/2022 4:58 PM
8	It’s affordable if you work	11/14/2022 2:48 PM
9	vacation rentals, second homes and gentrification are responsible for a lack of housing and rental housing and for the increase in housing and rent costs	11/9/2022 10:52 AM
10	There are too many vacation homes in Mt. Shasta	11/9/2022 9:08 AM

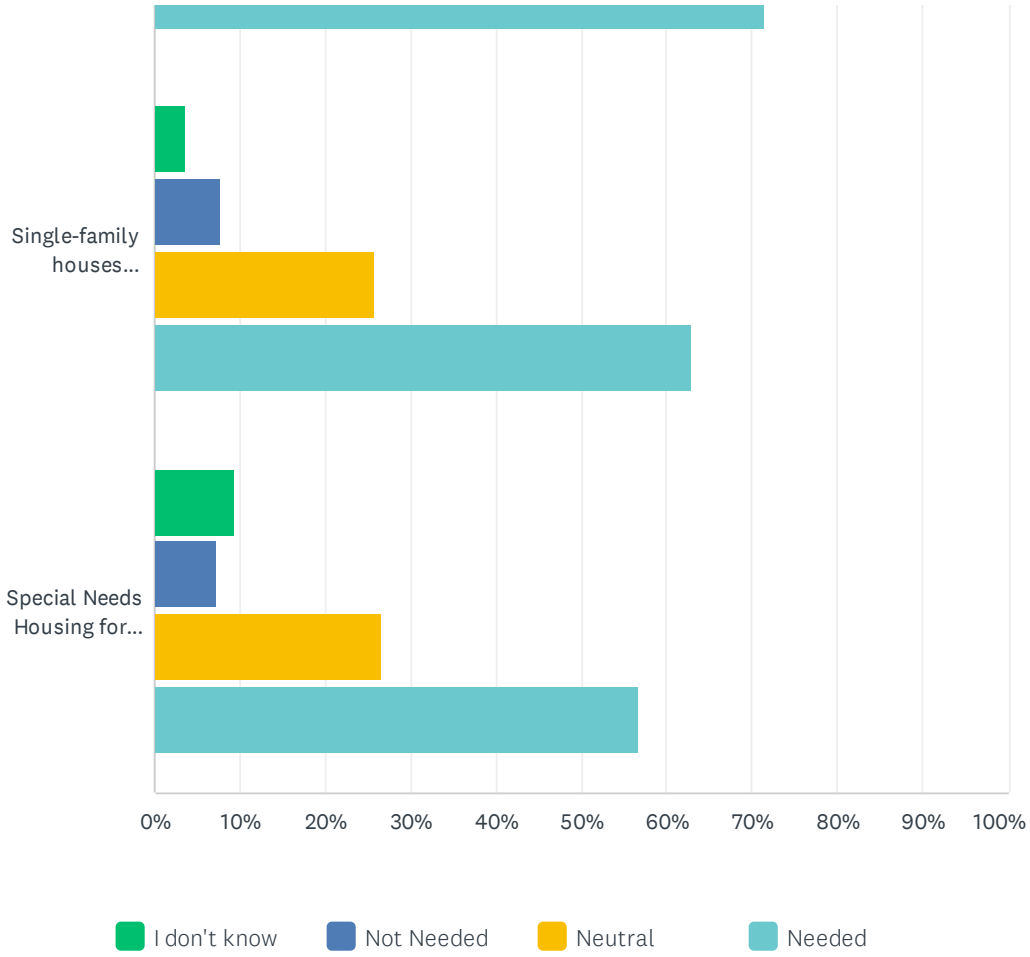
11	poorly worded subject. depends on who has the money.	11/7/2022 2:06 PM
12	I don't know much about the affordability of housing in Mt Shasta	11/7/2022 10:33 AM
13	Mount Shasta needs more economic opportunities for people to have better income to afford house	11/6/2022 9:27 PM
14	Tragic fires have messed up the entire housing market. I recall hearing that after Boles Fire, SIsk CO regs were requiring $10K sprinkler system in new residences. It would have an impact of a forest fire raging thru? Dare I say 'NO!'?	11/6/2022 8:49 PM
15	Do not know since I own my home.	11/6/2022 7:01 PM
16	Too many second homes, too many vacation rentals too many illegal rentals price rental gouging because of supply and demand	11/6/2022 1:15 PM
17	It is incrediblt difficult to fiand affordable housing, ad especially for single people	11/5/2022 7:33 PM
18	I have a really good job, but when I lost my rental there was nothing available. I was prepared to live in my tent for 6 months hoping for something to pop up. I have a professional job and couldn't believe that would happen to me.	11/5/2022 2:30 PM
19	I mentioned the lack of affordable housing in the last question. Part of the problem is that we've had too many short-term rentals STRs) which are expensive. STRs are probably the key reason for the lack of affordable housing. The moratorium that has been in place for some time needs to continue.	11/4/2022 1:50 PM
20	The housing crisis is real and growing. As long as fire remains a real issue, which it will be for the foreseeable future, it is crucial that new housing be built which is fire resistant.	11/4/2022 11:12 AM
21	It may feel expensive because it is commensurate with the cost of housing. And we are by far cheaper than anywhere else in California. Prices have not drastically changed as people claim. Often people who want to rent who say it’s too expensive want a two bedroom for 6 people for $800 a month.	11/4/2022 8:09 AM
22	There are still locals who have been here for a long time who provide housing that is affordable. They are not investors or developers whose goal is to make as much money as possible. They are kind individuals who want to contribute and know that many people come to this community to live, work, and experience the slowness, the beauty, and for their spiritual growth.	10/27/2022 2:38 PM
23	Focus on developing the Roseburg Property E of The Landing for tiny homes, cottages, senior and clustered housing. Consider the same for areas not zoned R1.	10/26/2022 6:19 PM
24	I have friends who have lived here for 35+ years...one is currently living on the mountain because she has been unable to find a rental and the other paying an exorbitant monthly fee with little room to create a much needed work space.	10/26/2022 3:54 PM
25	I own rental property in Mt. Shasta city limits and get regular calls from people trying to find housing	10/25/2022 7:57 PM
26	Scared of being mobbed by outsiders coming in.	10/24/2022 11:03 PM
27	We have greedy landlords who have raised rents and people have bought homes and made them into Airbnbs.	10/24/2022 9:59 PM
28	Landlords are rapidly hiking rent, reminds me of Bay Area.	10/24/2022 3:55 PM
29	too many STRs both legal and unregistered (vacant 2nd homes)	10/18/2022 10:19 AM

Q14 What types of housing are needed in Mt. Shasta?

Answered: 199 Skipped: 0



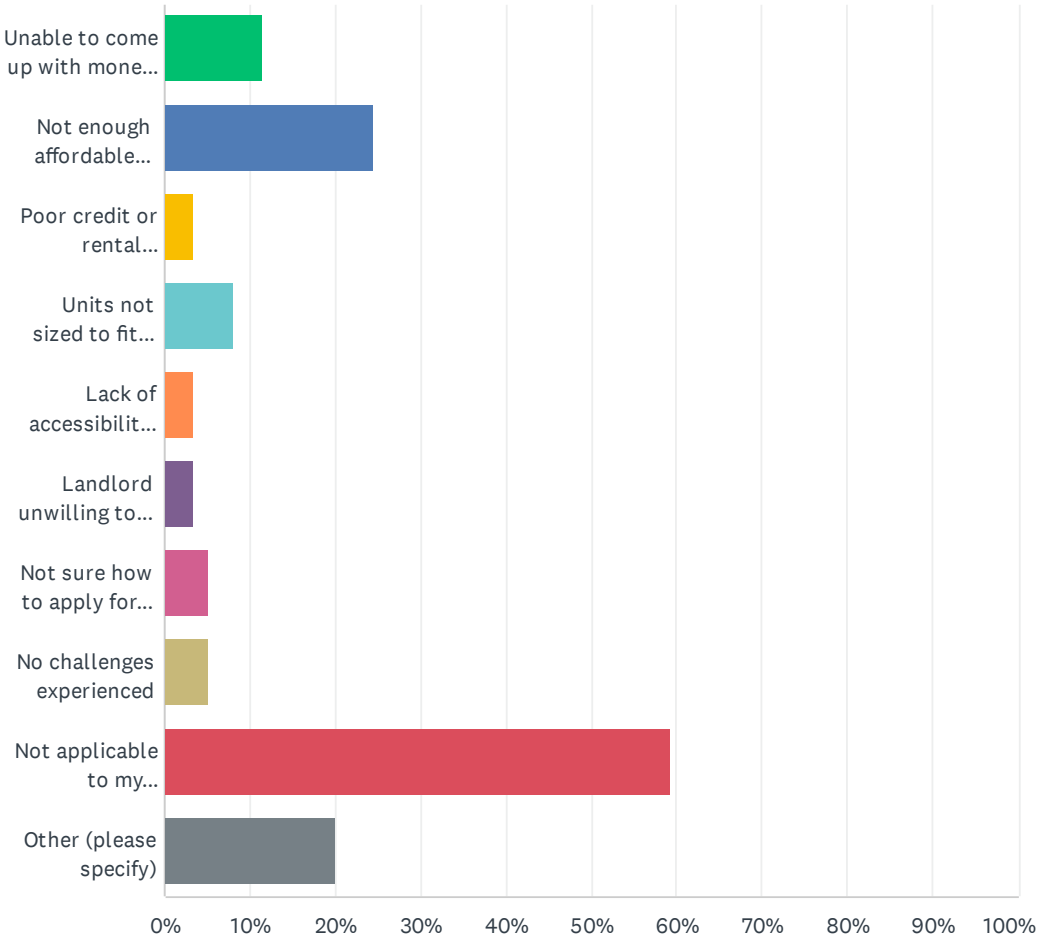

Farmworker housing
Housing that is close to...
Live/work units
Manufactured/mobile homes
Senior housing


Single-family houses...
Special Needs Housing for...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
I don't know
Not Needed
Neutral
Needed

	I DON'T KNOW	NOT NEEDED	NEUTRAL	NEEDED	TOTAL	WEIGHTED AVERAGE
Accessory Dwelling Units (also known as ADUs, second units, granny flats)	6.63% 13	7.65% 15	21.43% 42	64.29% 126	196	3.43
Apartments at affordable rents	2.02% 4	5.56% 11	11.62% 23	80.81% 160	198	3.71
Apartments at market-rate rents	5.26% 10	14.21% 27	33.16% 63	47.37% 90	190	3.23
Condominiums/townhomes	5.13% 10	11.79% 23	25.64% 50	57.44% 112	195	3.35
Duplexes and other attached housing	4.12% 8	7.22% 14	25.77% 50	62.89% 122	194	3.47
Farmworker housing	27.98% 54	24.87% 48	31.61% 61	15.54% 30	193	2.35
Housing that is close to services and/or public transportation	4.12% 8	8.76% 17	28.87% 56	58.25% 113	194	3.41
Live/work units	14.51% 28	8.29% 16	36.79% 71	40.41% 78	193	3.03
Manufactured/mobile homes	7.81% 15	28.65% 55	40.63% 78	22.92% 44	192	2.79
Senior housing	6.25% 12	5.73% 11	16.67% 32	71.35% 137	192	3.53
Single-family houses (detached)	3.61% 7	7.73% 15	25.77% 50	62.89% 122	194	3.48
Special Needs Housing for persons with disabilities and persons who have experienced homelessness	9.38% 18	7.29% 14	26.56% 51	56.77% 109	192	3.31

Q15 If you need rental housing, what challenges have you experienced? (check all that apply)

Answered: 199 Skipped: 0



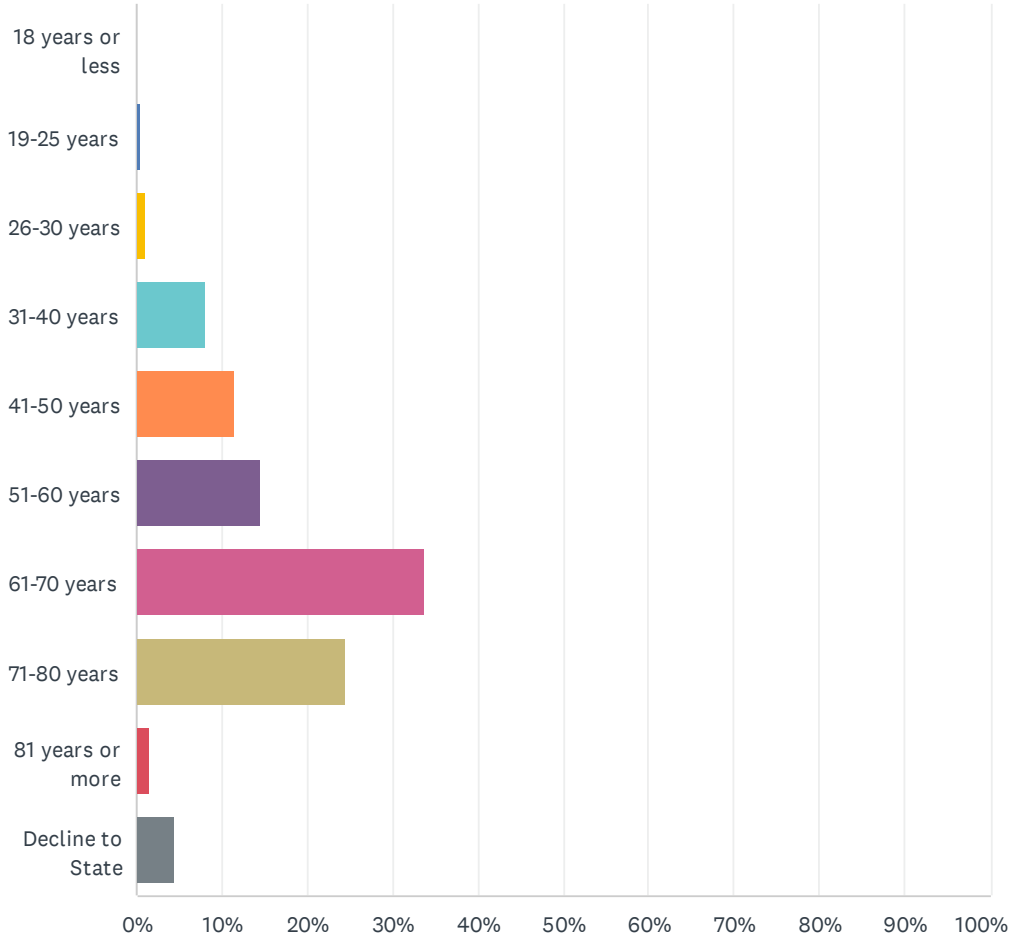
ANSWER CHOICES	RESPONSES	
Unable to come up with money for deposit(s)	11.56%	23
Not enough affordable units; long wait lists	24.62%	49
Poor credit or rental history/history of homelessness	3.52%	7
Units not sized to fit my household needs	8.04%	16
Lack of accessibility to fully accommodate a disability	3.52%	7
Landlord unwilling to accept a Section 8 Housing Choice Voucher	3.52%	7
Not sure how to apply for an affordable unit or get rental assistance	5.03%	10
No challenges experienced	5.03%	10
Not applicable to my situation, I don't need affordable housing	59.30%	118
Other (please specify)	20.10%	40
Total Respondents: 199		

#	OTHER (PLEASE SPECIFY)	DATE
1	manual survey entry: respondent did not provide response	11/17/2022 9:58 AM
2	manual survey entry: respondent did not provide response	11/17/2022 9:50 AM
3	n/a; everyone wants affordable housing; Mt. Shasta is one of the few places in the state where you can still find affordable housing	11/15/2022 9:29 PM
4	Intentional communities with gardens to grow-our-own-food woild be wonderful. Community structures to share, with small private eco-dwellings strongly desired by a majority of renters I talk to, who can't afford to buy a home and want to have some sort of community-living experience to become more self-sufficient locally, and more sustainable. Innivatove, affordable, environmentally conscious building is highly desired and needed. Housing designed to increase interaction and sharing of resources is ideal	11/15/2022 7:57 PM
5	NA	11/15/2022 6:33 PM
6	Not applicable to me at this time.	11/15/2022 2:26 PM
7	Elite Property Management has unethical business practices. Sandra won't show me other/new units since she already has me in a suboptimal rental.	11/15/2022 5:02 AM
8	We did rent and it was almost impossible to find a rental in this area	11/14/2022 10:32 PM
9	I as a long term local with many many friends, it took me over 7 months to find a new place back in 2020!!! If I am asked to move again I will most likely need to leave Mount Shasta	11/14/2022 4:58 PM
10	When I was a renter it was a complete lack of rentals available. Lucky enough to have purchased the rental.	11/14/2022 3:43 PM
11	Don't need a rental housing myself	11/9/2022 4:36 PM
12	We own our home	11/8/2022 1:15 PM
13	not a renter	11/8/2022 10:01 AM
14	too close to the train	11/7/2022 10:20 PM
15	Don't need	11/7/2022 12:45 PM
16	Too many vacation rentals negatively impact available housing	11/7/2022 10:31 AM
17	I don't need rental housing	11/7/2022 9:36 AM

18	Already own home	11/6/2022 7:01 PM
19	I don't need rental housing	11/6/2022 11:25 AM
20	I do not need rental property	11/6/2022 11:12 AM
21	As a single senior on a limited income, I desire a cottage type dwelling in a community land trust.	11/5/2022 7:33 PM
22	At the moment I live in HUD affordable housing, but there have been times I've wanted to live elsewhere. The challenge has been that I have a disability that most places I can afford are not suitable to that disability.	11/4/2022 1:50 PM
23	My daughter is lucky to have a great landlord who does not charge an exorbitant amount of rent, but many others pay way too much. It's unconscionable .	11/4/2022 1:48 PM
24	On #14, there was no space for 'other'. There needs to be a new type of eco housing communities. Separate units. This has been a subject that has been addressed by many in city council meetings. These eco communities allow people to have some space and beauty and not simply put in a big apt. building. This is an important consideration as we move forward.	11/4/2022 11:42 AM
25	This is what I see and hear often.	11/4/2022 8:09 AM
26	NA	11/4/2022 7:24 AM
27	no residences that accept animals and non-updated available units	10/28/2022 8:09 PM
28	I, of course, want "affordable housing" but would like that to be for all rentals, not just particular ones set aside for the less affluent folks.	10/27/2022 3:15 PM
29	Limit STRs (short term rentals) and extend the moratorium.	10/26/2022 6:19 PM
30	I have blessed to live in the same cottage for 9 years and grateful to pay a reasonable rent.	10/26/2022 3:54 PM
31	Own home	10/25/2022 10:40 PM
32	No pets policy	10/25/2022 12:06 PM
33	Don’t need rental housing but if I did I would have a hard time affording it.	10/25/2022 11:51 AM
34	None I own my home	10/25/2022 9:36 AM
35	NA	10/25/2022 8:33 AM
36	Local taxes rather fierce for what we get.	10/24/2022 11:03 PM
37	NA	10/24/2022 7:06 PM
38	People I know- I own	10/17/2022 7:48 PM
39	Not looking, but friends and family are.	10/17/2022 7:47 PM
40	I own my home	10/17/2022 10:01 AM

Q16 How old are you?

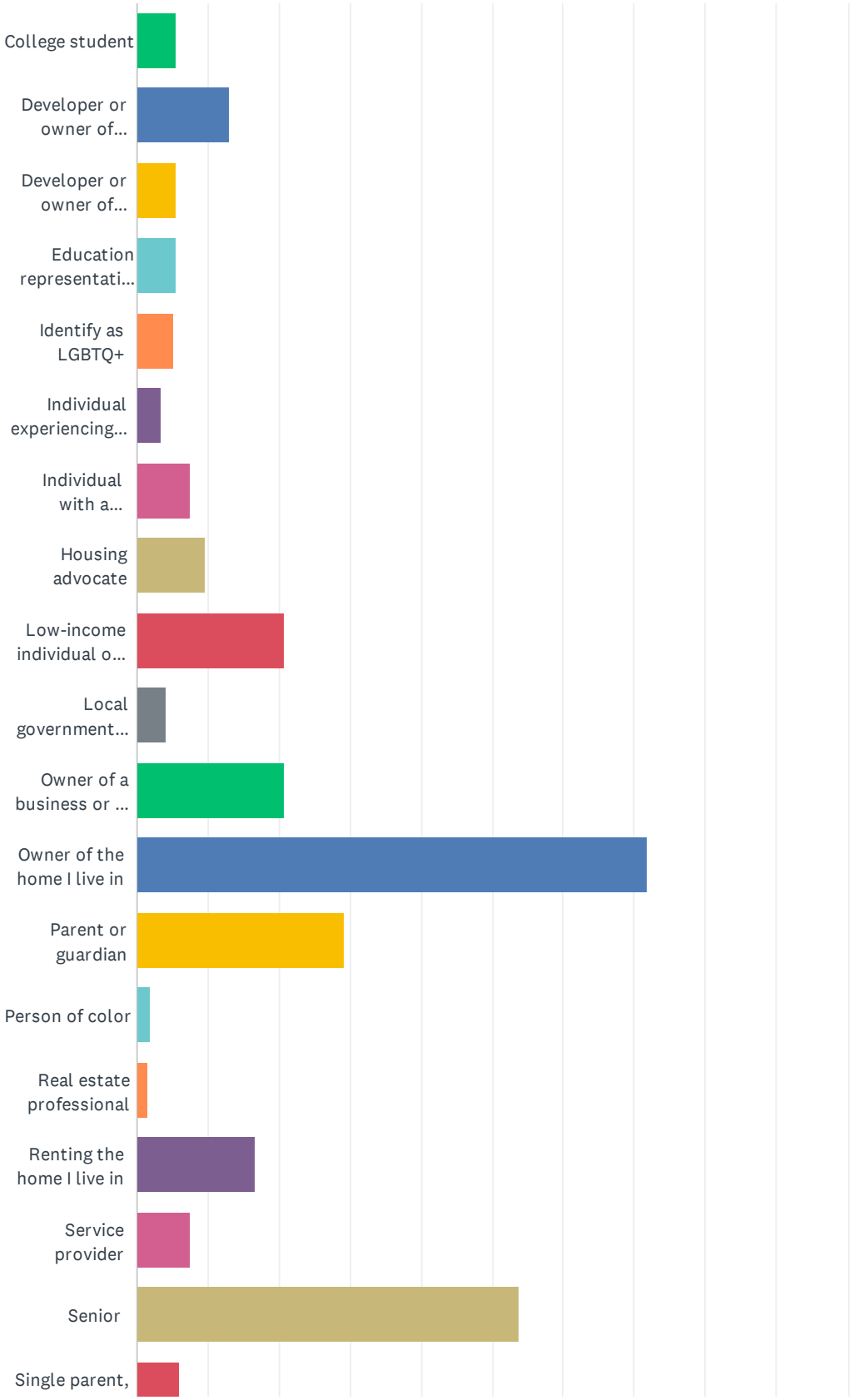
Answered: 199 Skipped: 0

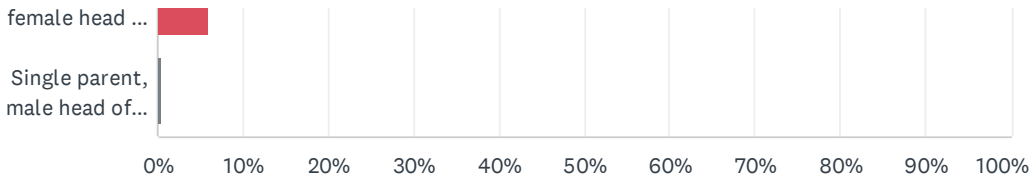


ANSWER CHOICES	RESPONSES	
18 years or less	0.00%	0
19-25 years	0.50%	1
26-30 years	1.01%	2
31-40 years	8.04%	16
41-50 years	11.56%	23
51-60 years	14.57%	29
61-70 years	33.67%	67
71-80 years	24.62%	49
81 years or more	1.51%	3
Decline to State	4.52%	9
TOTAL		199

Q17 Choose all that apply to you:

Answered: 199 Skipped: 0

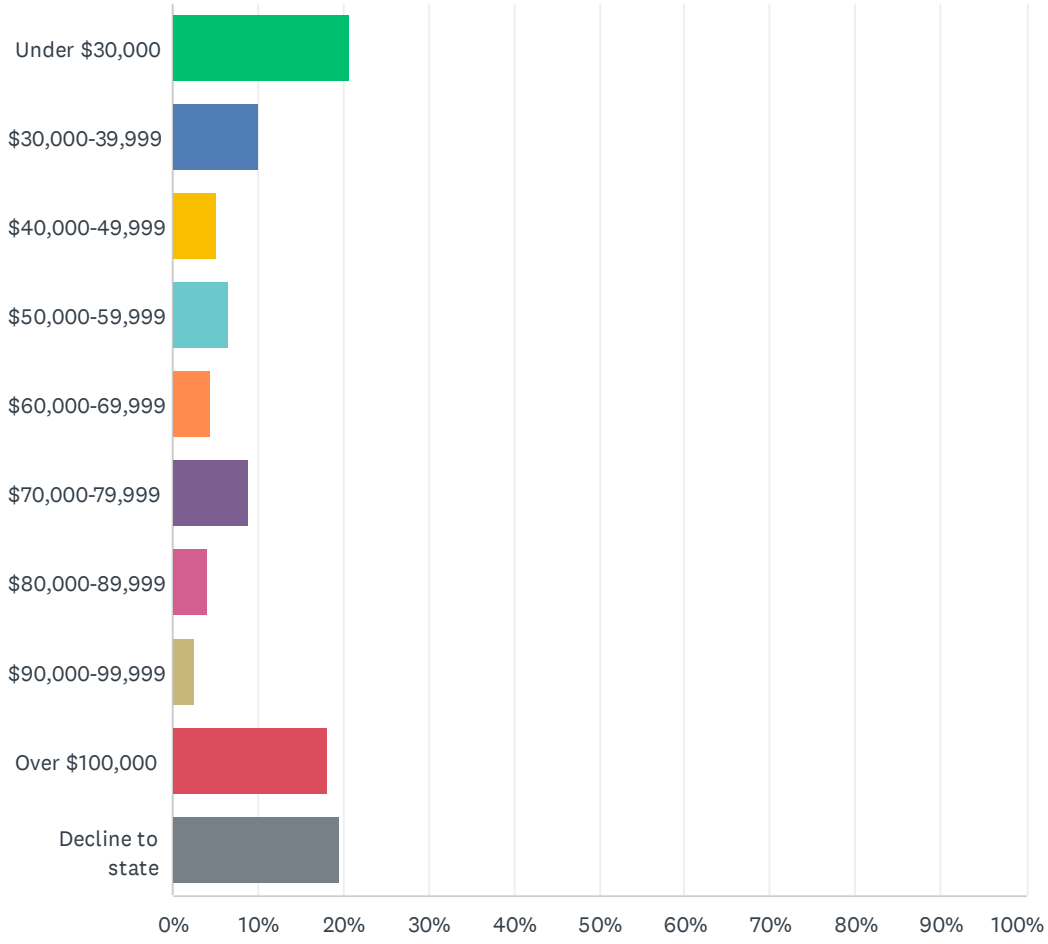




ANSWER CHOICES	RESPONSES	
College student	5.53%	11
Developer or owner of housing that I rent to others	13.07%	26
Developer or owner of commercial buildings	5.53%	11
Education representative (teacher or administrator)	5.53%	11
Identify as LGBTQ+	5.03%	10
Individual experiencing homelessness or housing instability	3.52%	7
Individual with a disability (behavioral, physical, sensory or developmental)	7.54%	15
Housing advocate	9.55%	19
Low-income individual or household	20.60%	41
Local government representative or employee	4.02%	8
Owner of a business or a business advocacy organization	20.60%	41
Owner of the home I live in	71.86%	143
Parent or guardian	29.15%	58
Person of color	2.01%	4
Real estate professional	1.51%	3
Renting the home I live in	16.58%	33
Service provider	7.54%	15
Senior	53.77%	107
Single parent, female head of household	6.03%	12
Single parent, male head of household	0.50%	1
Total Respondents: 199		

Q18 What is your total household income

Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under $30,000	20.60%	41
$30,000-39,999	10.05%	20
$40,000-49,999	5.03%	10
$50,000-59,999	6.53%	13
$60,000-69,999	4.52%	9
$70,000-79,999	9.05%	18
$80,000-89,999	4.02%	8
$90,000-99,999	2.51%	5
Over $100,000	18.09%	36
Decline to state	19.60%	39
TOTAL		199

Q19 Are there any additional thoughts you would like to add as the Mt. Shasta considers drafting Goals, Policies, and Programs for the Housing Element Update?

Answered: 149 Skipped: 50

#	RESPONSES	DATE
1	Short term rentals degrade neighborhoods and should be limited with conditions. causes housing shortages!	11/17/2022 9:58 AM
2	short-term rentals should be discouraged	11/17/2022 9:50 AM
3	I feel the zoning we currently have is fine and there is plenty of buildable land. It is important to create incentives for landlords to choose long-term tenants rather than Airbnb . There needs to be affordable rentals for people who actually choose to live in this town and are part of the workforce . With a great number of vacation rentals and Airbnb it is very challenging to find a home to rent even if you have a great income and great references. Our mountain community is a special place and respecting the natural habitat and environment is an important part of keeping our tourism alive and residents happy to live here. Imposing a bunch of requirements for high density housing would change the feel of our town. I believe there there are ways to expand and develop affordable housing that is in alignment with the feel of our mountain village. I actually know there is currently plenty of housing IF it was available for long-term renters rather than the short term Airbnb etc... I have lived here for nearly 30 years and it didn't used to be a problem to find a place to rent. I understand people can make more money to supplement their own livelihood by doing Airbnb or short-term rentals so it's tricky. Many people struggle to make ends meet and especially with the rising costs of everything. Somehow there needs to be a financial incentive ...a reason for landlords and tenants to find a middle ground. So rather than focusing on needing to build a whole new batch of housing, if we could work together to make the housing that already exists available to locals that would take care of things much quicker than trying to build things in these trying times. Both are possible. There has been Many good ideas from our community and I think if we all work together we will find our way through. Thanks for doing this survey.	11/15/2022 11:43 PM
4	limit building heights to 2 stories, maximum 25' tall except for existing buildings with more stories, but limit and reconstruction to the existing building height; do not make changes to the housing element - it is working; no changes to zoning except on a case by case basis such as for the Landing, Roseburg; do not block views of Mt. Shasta and other mountain views; keep buildings hidden from I-5; I-5 is the Volcanic Legacy Scenic Byway - consider this in applications; ensure all projects go through CEQA process if at all needed as we have many wetlands, animals, birds, perennial creeks that we want to protect; grow our city responsibly; keep our small town mountainy, sporty and spiritual atmosphere - this is what we are known for; do not make us into a 'any town, any where' that loses our unique charm; expand notification of projects to more nearby residents, not just the 300' radius; do not allow 'by right' development that removes the concerns of the neighbors and community; lets try to make our roads quieter so our residents can have 'quiet enjoyment' of their homes; make R3 areas or areas of multi family housing NO SMOKING for the health and enjoyment of all; the train sound is ok and charming. make sure lights are downward facing and consider 'dark sky' concepts for wildlife and humans; have a free city shuttle to allow all easy access to grocery, restaurants, etc. no parking meters, do tiny homes and off grid housing or partially off -grid - let's be leaders for the environment !! make sure to include the sphere of influence around Mt. Shasta into all discussions and topics that impact all; we live in a uniquely scenic area - lets preserve this beauty - afterall, this is what attracts people to our town !!	11/15/2022 9:29 PM
5	Shared bicycles (pay per hour/day) , shared vehicles (rent per hour/day) would be a bonus. Off-grid features are desirable in case if power outage, energy crisis. Communal Living spaces and gardens in apartment developments is beneficial. Single-story or ground floor units for seniors and disabled are needed. Universal design is important. safety features on property regarding wildfires is important	11/15/2022 7:57 PM
6	I agree with Peggy Risch's letter 100 %.	11/15/2022 6:33 PM

7	Not atnthis time	11/15/2022 2:26 PM
8	I feel the biggest problem in recent years is the rise of 2nd homes, short term rentals and b and b's. I support granny units, but ONLY if they can be used for permanent renters, not short term. Most of the hesitation of builders is due to the insane permitting process. I am lucky to live in one of the 4 low income buildings in town; these are the best solution, but work only because they are subsidized by federal funds. No one can expect a developer to spend millions on a building and then rent units for $200-$300 a month. Subsidy is necessary. I think the zoning and developing of mobile home parks is another solution easy to accomplish and serving the needs of many. An affordable (or free) mini bus or van circulating frequently around town to bring seniors to stores and medical facilities would help solve the housing issues, allowing seniors and those without vehicles to get around from homes further from the town center.	11/15/2022 1:51 PM
9	ADU's provide additional income for people and ease the impact on open space development. They also foster community, pride of owner/renter-ship, and connection because homeowners and tenants are more engaged and accountable. Apartments foster more anonymity, less accountability and connection from both landlords and tenants.	11/15/2022 12:43 PM
10	I believe the number of STRs should be limited in residential zoning and any STR is residential zoning should only be allowed if owner or manager is onsite 24/7. In commercial zoning STRs should be allowed with a business license with no limit on numbers as it is a permitted use already.	11/15/2022 12:18 PM
11	Keep the housing as it is.	11/15/2022 11:43 AM
12	#1 priority would be to actually calculate how many low paying jobs exist in the community. Demand a balance between that and available income contigent rentals	11/15/2022 11:24 AM
13	More housing is needed in Mount Shasta City for worker and students. Do not bring low income housing to areas outside the city. It would change our way of living and why we are here.	11/15/2022 10:37 AM
14	Keep condos and apartments near town so people have access to services they need. Do not change zoning and put apartments in rural residential areas.	11/15/2022 10:28 AM
15	Need affordable housing in many areas that are vacant, or City owned. Dont need incresed density in established neighborhoods and existing sub divisiins. Need to add solar component and gray water pipes to all new construction. Duplexes make the most sence in order to not block views and for disability needs	11/15/2022 10:04 AM
16	I have two school aged kids attending public schools in Mount Shasta. I don't want to move to another community while they are in school. The lack of unfurnished, long term rentals is a real problem in this community. There are no move in ready affordable homes to buy, only fixer uppers for $400k or million dollar homes. I'd gladly buy if I could find an affordable home that didn't need work. I'd also be willing to build if the city would provide some kind of incentive or make it easy for first time, owner occupied builders to build. Not that there are any builders/construction firms available. They are booked years out for even simple remodels.	11/15/2022 5:02 AM
17	A restriction on vacation rentals and second homes to 30% or 40% of the total housing stock. The remainder should be lived in by local residents.	11/14/2022 10:32 PM
18	Tiny home communities, housing coops like successfully operated in Port Townsend, WA low income housing with a shuttle bus system to connect to town center	11/14/2022 9:37 PM
19	I'd like to see more available affordable housing for families and the elderly...as well as individuals on limited income(ADU's)(or tiny homes) I like the idea of the village center where an elder can have an apartment and walk to shops, have places to meet and not be isolated. Like European cities and villages. Young families too need a place to begin and still feel like they are part of a neighborhood...not just apartment tracks that are cheaply thrown together...but a place with character, green spaces and places to gather.(a place to be proud of and take care of) Community by design. With safer ways to get around on bike and on foot we have more opportunities to build community. Tourism is big business here...they love how friendly we are...I hope we can not only maintain that feel but build on it. I wanted to consider adding an ADU to my property to participate in offering affordable housing but the cost is prohibitive(upwards of $300 per sq ft)...not only building, but all of the hook ups etc., permitting	11/14/2022 9:24 PM

	requirements...just seems impossible. It was a hope to be able to build a granny unit for my mom as she gets older, but cost prohibitive.	
20	Lot sizes should not be cut smaller.. Quality and safety must guide your decisions. Money ,should come second. We must always keep in mind the reason people want to live here. I encourage you to consider the special attributes of our town. Also everyone wants a view of the Mountain so please no three story buildings that would hide the beauty. That point should be emphasized!! The 2 building on Mai Street at post office corner we're built without forethought and now block the view of the Eddys and made our Street feel confined. I implore you to put a restriction building heights	11/14/2022 8:37 PM
21	We have too many AirB&B's and not enough housing for full time residents. The price gouging of rental properties is at an all time high and the lack of housing for single parent households, especially is very disappointing. I have been a resident of the City of Mount Shasta most of my life and dreamed of my children growing up here, going to school here. Sadly, with the lack of housing options and the price of housing being comparable to larger cities, I am now looking at those options.	11/14/2022 8:33 PM
22	Please consider focusing on vacation rental limits in order to turn the lack of housing around instead of new builds on lots in town designated as wetlands—the previous few we have are disappearing! Also we should support our inns and motels more on the main streets instead of AirBnb everywhere—there are hardly any actual residents left on Chestnut Street where I live which is sad!	11/14/2022 7:40 PM
23	Create multigenerational clustered housing on land that Mount Shasta City already own (Roseberg), make sure that the city devoppls equally meaning rich, medium and low income in one city. Not interested to have Aspen or Sedona here. Think of the extremely fast lowering water table. on my well we lost 10 ft in the last few years. Please build within the looks that keep us beautiful and inviting as are the villages in the European alps. thank you.	11/14/2022 4:58 PM
24	There is a huge need to get away from the *false* accusation that homeowners don't want multi-family housing or are discriminatory. We do, it just needs to be done correctly without blanket enforcement. There are plenty of lots where this will work well, but to enforce it on every new lot is unreasonable and will open us up to predatory behavior by wealthy developers who will still overcharge for the units. Land next to Mercy Medical has been vacant and for sale for years. Why? I spoke to one of the owners who has been trying to sell it at a very low cost for affordable housing with no luck. The Air B&B crisis must be at the forefront of all discussions. What percentage of homes and units are vacation rentals and how has that changed our housing crisis? Good family homes in my neighborhood sit vacant, visited once in a while by Air B&B customers. There needs to be a massive effort to stop the explosion, create stricter zoning, and to tax these homes, and vacation homes that sit empty, *much* higher than residential homes. These people can afford it, they are making money off of the backs of locals who are living on couches and in vehicles because of their greed and opportunism. We need veterans housing, more senior housing, housing for houseless people, student housing, drug and alcohol facilities, and group homes. There is plenty of land but the cost to build and lack of community support are preventing this from happening. There should be monthly forums about housing ongoing to help build a community consensus and to incite people to take action. We have a shrinking workforce simply due to this problem and it's getting worse every day.	11/14/2022 3:43 PM
25	1. People need to take available jobs so they can afford to rent. 2. Rental prices are determined by the market. Not by making them affordable. 3. There is not a lack of new housing. We have many new houses also new construction in process going. However many of them might be second homes. 4.you can't build cheap housing when materials are so expensive and people don't want to work enough to afford housing.	11/14/2022 2:48 PM
26	Ban vacation rentals within city limits.	11/14/2022 11:43 AM
27	The problem in Mt. Shasta is lack of affordable housing and lack of an economy. The amount of second homes/airbnbs, along with poor standards of rental management companies are the factors effecting the housing and people that are able to work and live comfortably in this area. This is unfortunate, because it is a beautiful place to live. If these issues continue, more people will keep finding places that provide all that they require. Mount Shasta doesn't want to change, but change is necessary.	11/14/2022 10:15 AM
28	Present educational programs on how to get renters or buyers assistance, tiny houses designs and placements, loan pools for buying.	11/11/2022 11:42 PM

29	Yes, too many ARNB & VBROs are responsible for some the housing issues we are experiencing. Thank you for asking.	11/11/2022 3:06 PM
30	Mt Shasta city needs to consider developing the many vacant lots and large parcels within city limits, i.e. the old hospital, Roseburg Landing, along S. Mt Shasta Blvd, and many more. Until these are all developed, there is no need to consider any additional annexing of unincorporated lands.	11/11/2022 2:34 PM
31	I support encouragement of ADU and JADU units both in the city and county. I also envision well-planned and mixed use housing in the vacant land south of town linked with public transportation to downtown. We can do this and still preserve existing neighborhood character. I support preservation of viewsheds by a limit to two stories, and parkland integrated into new development plans.	11/10/2022 8:28 PM
32	Please take into account the need for emergency vehicles to access all housing units in case of a fire or other disaster. The last plan attempted totally ignored this.	11/9/2022 4:36 PM
33	I would like to see development of housing that is in harmony with the current ambiance of the town which would help it to remain an attractive vacation destination.	11/9/2022 2:27 PM
34	No	11/9/2022 11:14 AM
35	The City needs to always consider the input of residents in the incorporated areas as well as the sphere of influence as the incorporated is so small. If I'd done this survey 8 months ago I would be renting a home in the city limits so the above questions seem like I shouldn't have as much of a say but that is not representative of who I actually am and how long I've lived here. I've lived a couple of miles outside the city limits and inside the city limits (renting homes) for 36 years. Our last rental inside the city limits was extremely hard to come by and very expensive. We need the city and county to limit and regulate vacation rentals and second homes (perhaps taxes that fund affordable housing) as that is a huge factor in the lack of rentals for people who live, work and grew up here. Also, I'm in favor of providing incentives to developers to renovate existing buildings into live/work situations and utilizing existing land to create creative situations for all types of people's housing needs. We need to carefully consider the natural assets (wetlands etc.) viewshed and character of the mountain village and limit any and all new buildings to 2 stories maximum. It would be a good use of both the Roseburg land (the Landing) and of the Crystal Geyser property to be the areas of new development and have it be cottage cluster style (ecovillage/senior ecovillage with sustainable building materials and design), multiuse/function with shuttle type service and safe bike lanes to and from these areas to the down town shopping areas and hospital. Again, all limited to 2 stories. More surveys and design forums should be done to allow people in the community to explain their vision of the details of the housing types needed so that it can meet peoples needs for mobility, affordability, community connection etc. (i.e. park and open spaces within all new development areas).	11/9/2022 10:52 AM
36	Please ignore the NIMBYs and find a way to build multifamily dwellings in our community. It's aggravating that a few can deny housing access to people who work in our communities. Perhaps using part of the Landing for affordable and low income housing would help solve the problem. The City could build condominiums with a variety of housing options. Along with the need for 1-3 bedroom housing, there is a lack of studio apartments for single and couple dwellings. The condominiums could be available for rent or for sale. The affordable housing units should have income limits (either for rent or for sale), just like low income housing does, especially if they are resold. If the City selected a highly qualified developer (and not one chosen because they live in Siskiyou County), the Landing could be beautiful, and still have room for commercial facilities that don't necessarily compete with our local businesses (i.e. big box stores). Thank You for your hard work, I know it isn't easy.	11/9/2022 9:08 AM
37	No	11/9/2022 8:17 AM
38	please make it easier to get a permit for an ADU for a long term rental	11/8/2022 8:43 PM
39	We cannot have muli-unit apt. structures in the middle of long standing SFDs, nor can we have stores/shops amongst these SFDs. Vacant parcels can be used for duplexes, single story apt. buildings or 2 story condos. The R1 boundaries could be moved up a block from MS Blvd to allow more commercial/hi density residences there.	11/8/2022 5:35 PM
40	Too many vacation rentals puts upward pressure on the price of available homes. Community services, programs, schools also suffer in direct relation to this problem. Look at McCloud for an example of too many homes not having families living in them permanently. Mount Shasta	11/8/2022 11:45 AM

	is heading that way unless some kind of community prioritization laws are put on the vacation rental issue.	
41	I am on the school board and have seen how difficult it is for new teachers or administrators to find a place to live in Mt. Shasta. Similar issues happen with hospital employees and, I'm sure, many others. I do feel the Airbnb-type houses should be more limited so that folks can find longterm rentals.	11/8/2022 11:12 AM
42	Yes build small cottage clusters as co-housing on single lots. Streamline ADUs. Allow 200 square feet without a permit. Ditch title 24 for units under 250 square feet.	11/8/2022 10:01 AM
43	Need more adorable housing, people can not afford to work minimum wage jobs and live in the city of Mount Shasta, programs to help families experiencing housing crisis would also be helpful as people experiencing lack of housing is a traumatic experience	11/8/2022 3:53 AM
44	There should be a limit on vacation rentals, more rental opportunities and affordable homes for people to buy.	11/7/2022 10:37 PM
45	Airbnbs and absent property owners need to be limited. I have family that cannot find housing even with great job offers.	11/7/2022 10:27 PM
46	Policies that lean toward putting the environment first are most important to me. Programs, such as Camp Quioxte in Olympia WA are great example of transitional housing for people who are working hard to get out of homelessness. Policies that continue to limit AirBnB permits also helps open more rental units. I'd love to see more land trusts with community affordable housing cooperatives for people to be able to own their own home.	11/7/2022 10:20 PM
47	I think MS needs to look hard at what other communities are doing to solve their housing issues. Redding is building in, with stores/businesses below and condos or apts above. There are other examples of well-thought out neighborhood developments such as Northwest Crossing in Bend, OR which has buildings with commercial space below and condos or housing above. Maybe not appropriate to go as high but at least three stories wouldn't be a stretch AND one could still see the Mountain. Look at downtown Arcata and Eureka with their three story historic buildings. I just think we need to think out of the box a little. I hope the future development at the Roseburg site includes commercial and housing and a portion set-aside for affordable housing. Not just another motel which doesn't do anything to solve the problem.	11/7/2022 7:08 PM
48	no	11/7/2022 6:45 PM
49	Affordable Housing	11/7/2022 5:59 PM
50	The county needs affordable housing. To truly get affordable housing, you need to build affordably, approve smaller homes on smaller lots. We don't need more section 8 housing; people need to stand on their own two feet. Smaller homes for people to live in, as owners or renters is critical. You can build 850 sq ft home on 2,500 sq ft lots. It is possible.	11/7/2022 4:41 PM
51	WISELY develop affordable housing, PLAN traffic flow and accessibility to services, plan for all types of housing: single family, duplexes, senior housing, multiple family dwellings. Do not destroy our community by allowing high-rises.	11/7/2022 3:11 PM
52	Make solar permitting easier, I dropped out out after the paperwork was kicked back 7 times.	11/7/2022 3:10 PM
53	Resources here are limited. We DON"T need more people nor more business expansion. Too many vacant shops already. Need better fishing and forest recreation opportunity for elderly, e.g. a 1-acre stocked fish pond with easy access, like at a city park (even catch and release). Need easy access to headwater springs by car (convert old tennis court to parking, get rid of rocks).	11/7/2022 2:06 PM
54	Listen to the members of the community and their needs and not the big developers. Be ethical . Be fair . Be reasonable. Make an effort to make Mount Shasta more inclusive without going overboard and overwhelming the existing community and the available resources.	11/7/2022 1:03 PM
55	A local Housing Authority is needed.	11/7/2022 12:45 PM
56	n/a	11/7/2022 12:44 PM
57	Whatever development is considered, the integrity of the City's small town atmosphere should remain. This is the draw for tourism, on which the City depends. Unsightly housing would have a negative effect. Also, the long term resident home areas should not be re-zoned, as their	11/7/2022 12:44 PM

	property values would be diminished. They have long paid taxes to ensure their value and atmosphere. Listen to these residents, rather than big city influencers.	
58	As i could not get the housing element survey to work i am sending my comments to you here. 1) rezone industrial areas not contaminated for housing.. there is too much industrial zoning. 2) use the roseburg area as development for tiny homes, cottages, senior and clustered housing. same for areas not zoned r1 3) limit short term rentals and extend the moratorium 4) charge a 5%-10% tax to be applied toward affordable housing/ rentals to purchases for 2nd homes in the city and sphere of influence 5) create housing that is beautiful and compatible with the alpine village theme. no high rises. 2 story limit 6) create community shuttle so developments north and south sectors can have access to shopping, downtown, medical care. transport for affordable housing is necessary for the plan to work 7) when considering development protect scenic beauty of wetlands and scenic vistas 8) when considering types of housing be sure to include community land trust options, eco village, senior eco village, ahndicapped housing 8) limit re-zoning to vacant properties only 9) short term rentals contribute to lack of housing availablilty from vacant 2nd homes 10) do not increase height limitations.if anything, reduce height limits where views are impacted. THANK YOU. mira el.	11/7/2022 12:24 PM
59	small signal family dewing with high density	11/7/2022 11:41 AM
60	Affordable home ownership housing for residents only - not out of town second homes; moratorium on vaction rentals	11/7/2022 11:01 AM
61	Need to add fire hardening and defensible space and type of construction considerations as Mt. Shasta plans its growth.	11/7/2022 10:46 AM
62	We need to retain our small town neighborhood "feel" in Mount Shasta. There are many areas where housing can be added without mandating increased numbers of people per parcel on existing lots. There are lots available to add housing similar to Alder Gardens. A couple of those would go a long way toward providing housing for people who work in Mt. Shasta and cannot find housing currently. There are many empty homes being rented for short term occupancy through AirBnB or VRBO which is another issue that exacerbates our housing shortage.	11/7/2022 10:41 AM
63	Please no block apartment buildings with no yards. People need to have trees and plants around them! Duplexes and triplexes are okay if they allow for small yards.	11/7/2022 10:33 AM
64	Mt Shasta needs to limit the number of vacation rentals and institute a substantial annual fee for all vacation rentals.	11/7/2022 10:31 AM
65	I'd like to keep Mt Shasta a small, friendly city with a small town feel. I prefer not much growth and restricting new building to no more than 2 stories. Re-zone much of the industrial (clean) areas for housing. Develop a tiny house community on the Landing property (South side of town).	11/7/2022 10:29 AM
66	I support any effort to create a Land Trust for multi family housing on City owned property to create a variety of living options for residents that are affordable. I do not support changes in zoning that would allow multifamily of 4 or more units in R-2 and R-3. The State regs on ADU's and Jr. ADU's is enough.	11/7/2022 9:36 AM
67	19. Yes, I would like to portray the manner in which this property and home, which I have inherited from my late husband, originated. It is a corner house and began to be built in 1939. It was purchased by my late husband in 1973. AT THAT TIME Lake St. was not a through street, it dead-ended near Birch St. The short cul-de-sac of Alder St. alongside this home had no other homes. AT THIS TIME there is a home at the end of it, I was told it’s on a substandard lot, and another home on a substandard lot across from this house. I have heard that the owner of the latter house might like to create a couple of vacation units on the back of his lot on this cul-de-sac. Due to crowded conditions with parking etc., this would be ridiculous and create unhappiness. Also, AT THIS TIME Lake St. was long ago expanded, is access to Everitt Memorial Hwy and the mountain, and has become like an offshoot of I-5. I point out these details because they merit serious attention to the possibility of just jamming in tourist housing or other lodging that contributes to disruption of peaceful neighborhoods. Shouldn’t the effort to house all in need reach outward from center and not inward?	11/7/2022 8:00 AM
68	Stop allowing so many vacation rentals. These rentals are taking housing away from the residents who need them.	11/7/2022 7:41 AM
69	People owning 2nd(or 3rd) homes here must pay a luxury tax.	11/7/2022 7:32 AM

70	No	11/6/2022 9:27 PM
71	Ease up on secondary dwelling limits: Being able to have an apartment over the garage, tiny home, Granny cottage, yurt etc. should be easier to obtain - I've heard the restrictions and red tape are a mess.	11/6/2022 8:49 PM
72	Too many people are in opposition of growth within our community. We need housing, but we need a variety of housing.	11/6/2022 8:11 PM
73	If you begin to create homeless shelters, you'll turn this town into a cesspool just like what redding has become. There is a need for more housing and everybody is aware. Permitting and buildings costs are exorbitant, on top of the rediculous amount of building codes california requires. Quality builders are 2 years out which further exacerbates the issue.	11/6/2022 7:41 PM
74	When considering multi units on property then parking must be provided on the land for at least 2 cars per unit. Units can not cover more than 70 percent of their lot with home and or drive way and parking.	11/6/2022 7:01 PM
75	Limited affordable housing. Vacation rentals push out units available as monthly rentals. Limited section 8 and senior facilities. Long waiting lists.	11/6/2022 5:00 PM
76	Height limits on any new apartment construction. New neighborhoods that are affordable to low income , but nice and well built.	11/6/2022 5:00 PM
77	Do not go into established neighborhoods and build multi level condominiums. Do not build ugly “shipping container” apartments anywhere in the Mt Shasta City limits.	11/6/2022 4:47 PM
78	Not at this time.	11/6/2022 2:02 PM
79	There should be a way for neighborhood imput as part of the permit process	11/6/2022 1:20 PM
80	I want to emphasize the importance of looking at the population we currently have and then research just how many people are actually wanting to live/move here. Has there really been that much growth? Is there existing infrastructure to support the wanted/proposed densification.? Actually explore the property owned by the city for affordable housing and stop using the excuse of services, where there’s a will there’s a way! Stop deflecting. Put your money where your mouths are.	11/6/2022 1:15 PM
81	regulate vacation rentals!	11/6/2022 12:37 PM
82	Be careful regarding what you mandate	11/6/2022 11:51 AM
83	No	11/6/2022 11:06 AM
84	It needs to be planned with extreme care to retain the qualities of our small town that we treasure. No junk.	11/6/2022 10:56 AM
85	Keep the city as it is. It's unique and beautiful abd attracts tourists. Overbuilt city will destroy tourism - look what's happening in Berkeley.	11/5/2022 8:52 PM
86	Yes, I would like to see the creation of a residential community land trust as a way to address multiple issues of housing - especially pertinent in that it would create permanent affordability (without needing ongoing govt. subsidies), provide an infrastructure of support and community involvement, take into account environmental and aesthetic elements. A CLT is a democratically governed non-profit organization. It fosters community control of development.	11/5/2022 7:33 PM
87	Nimbyism is the biggest obstacle to providing more housing in Mount Shasta	11/5/2022 12:22 PM
88	We are a small town. Please don't try to make our town Lake Tahoe or Bend.	11/5/2022 11:40 AM
89	An additional road connecting S Mt Shasta Blvd to Lake St near I-5. Develop the property “The Landing” into affordable apts and senior units. We need affordable housing!!	11/5/2022 10:45 AM
90	Ensure off-street parking for any and ALL new development. Height restrictions on new development to be determined by condition of bordering proerties. No more than 1-story higher than bounding properties, even in Commercial zones! Bordering property owners should have the right and capability to address height, and building locations, on said properties, not just City/State/County officials. Better public transportation with stops dispersed throughout the greater Mount Shasta Area. Develop the Landing already!!! Not sure what is going on with the CG property and Shasta One, but that would make a great place for multiple apartmets IF	11/5/2022 10:39 AM

	there is the appropriate public transport to and from the site. Do not change R-1 neighborhoods. NO MORE Vacation rentals or Air BnBs, or at least stict to the restriction of needed large acreage in ordeer to qualify. No high rises whatsoever. The uniqueness of this town should not be dismissed. People come here to experience and SEE nature, not brick walls and air conditioners. If youy are going to increase the ability for two and three wheeled transportation systems in and around Mount Shasta so as to affect better transportation systems, this should only be done IF traffic enforcement of these two and three wheeled propusion units are guaranteed. Too many close calls with cyclists who do not obey traffic laws. KEEP Mount Shasta quaint. It is our best quality as a city. I know this would not be in your purview, but I always felt, having lived here since 1988, that if high rises were to be built they shoud be on the West side of Strawberry valley up against the base of the Eddies. This would allow great views of the mountain without limiting existing views of City inhabitants. But that is another ball of wax. Good Luck!	
91	Lots of 'slum lords' here. There are many landlords taking advantage of renters in Mt Shasta.	11/5/2022 9:50 AM
92	keep our town a small village town and population down no high rise buildings no concrete apartments no bs	11/5/2022 9:23 AM
93	Mt. Shasta appears to have a steady flow of younger, single people that stay in the area for a few years or less before moving on. While they are individually transient, their population seems steady. Other demographics such as older, single people also are common. These two populations plus others can be served well with small homes in higher density developments similar to the triplexes on Ivy. Developments like these should be close to downtown which would reduce car trips and reduce the need for having a motor vehicle at all. Similarly, having family-sized housing with similar characteristics in the Ivy/Rockfellow area allows children to easily walk to all 3 public schools making life easier and healthier for everybody.	11/4/2022 9:11 PM
94	It seems that many landlords have turned their rentals into air bnb's diminishing the rental market. I know of several seniors and younger people who have to move and there is not much availability of rentals in their price range. Having to move as a senior is especially difficult and disorienting. I suppose that more senior housing (the current ones have waiting lists of up to two years) would be helpful in this area.	11/4/2022 5:42 PM
95	More affordable rental units. To have more solar homes and provide free shuttles around to town. Make sure infrastructure such as sewage electrical is provided place electrical and phone underground from now on and covert all utilities to be made underground from kow forward	11/4/2022 4:59 PM
96	The City of Mt. Shasta needs more affordable housing. Not another McMansion and not these large lot subdivisions. The City is incredibly difficult to develop in because there is no staff to help people and a small, vocal minority that abuses anyone trying to improve the community for everyone.	11/4/2022 4:38 PM
97	To have the city consider creating a system of housing complexes with gardens and open space shared by a number of families that own it and together make decisions about how they maintain it while keeping the price of each unit low.	11/4/2022 3:17 PM
98	refurbish the housing near the Strawberry Valley motel and other places near downtown that have been condemned.	11/4/2022 3:13 PM
99	None	11/4/2022 2:17 PM
100	Housing and other buildings should be required to be compatible with the alpine village theme. Heights should be limited 2 stories in neighborhoods and even downtown. This issue was presented during the previous Housing Element discussions. We are not an urban area and do not want to be. A community shuttle so developments in north and south Mt. Shasta will be able to access downtown and medical facilities. Transportation is important to those living in subsidized housing as many do not drive and can't walk to downtown or outlying areas of the city. Protect our wetlands and scenic vistas when considering development. Litigation can be a result of not doing so. There is too much industrial zoning around Mount Shasta which could be rezoned for housing. The Roseburg Property E of The Landing would be a great place for tiny homes, cottages. This has been mentioned to the City Council in meetings. Although presently there is a moratorium on STRs, the previous significant increase in them has negatively impacted Mt Shasta City's housing supply and this needs to be addressed in the Housing Element. Finally, R-1 should not be upzoned. The newer state laws that allow for both	11/4/2022 1:50 PM

	a Junior Dwelling Units and Accessory Dwelling Unit already have the potential to significantly increase density in R-1.	
101	I would advise against new buildings to be no more that 2 stories high to help maintain Mt. Shasta's ambiance which attracts many tourists year round.	11/4/2022 1:48 PM
102	Creative housing is needed: manufactured, wee homes, ADU's, pre-fabs. And it needs to be easy to get permitted and built.	11/4/2022 11:41 AM
103	There's so much that needs addressing and I feel that one of the core issues is the massive increase in short term rentals which has taken place over the past 10 years. This needs to be rectified if there is any chance of dealing with this crisis. Moreover, I know there is a push to make buildings of a higher height than what is currently existing. This would be a very bad idea that will ruin the wonderful feel of this town.	11/4/2022 11:12 AM
104	No	11/4/2022 10:16 AM
105	Like many places, we need affordable worker housing, especially housing to own vs rent.	11/4/2022 8:35 AM
106	There are multiple grants available by the state of California and the government that allow for housing, and there is land that Mt. Shasta owns that would be perfect for housing what you can offer a multitude of demographics type properties. But you also have to take into consideration the town and demographic and type of housing to be built here. For example, we do not need 30 unit apartment complex by single-family residential where it could belong over on the south side Or take the people that own the nest which is 12 - 15 units sitting empty that have for 20 years and make them do something with it or buy it from them, etc. so there are lots of options. There's a large building on Eugene and A street that sits empty - what could this be converted into. There are a multiple options that need to involve a community not just one or two people. And whilel I think this survey is a good start. I think that this has been a challenge for many years and the conversation keeps happening, but nothing moves forward. The wrong restrictions are being put in place on the wrong types of properties which is also Stopping the growth Of Mt. Shasta. Which is inevitable.	11/4/2022 8:09 AM
107	We should develop additional housing, but not at the cost of the environment or the character of the community. This should be do-able.	11/3/2022 4:39 PM
108	I know there is a big push statewide for high-density housing and to get rid of single family homes. Whereas those may be policies appropriate for large cities, in our small communities it does not make sense, given that our communities are small enough that services are already close by. In addition, it is important to dissociate 'affordable housing' from 'high-density housing'. Low income families deserve quality housing that need not be high density. Conversely, high-density housing can be high-end condominiums and apartments that cater to the wealthy as vacation homes. In my opinion, the biggest needs for Mt. Shasta are in providing affordable housing for those working in the predominantly low-income jobs in this area. Since there has been little population growth in this area in the past decade, planning housing for population "growth" does not seem to be warranted.	11/3/2022 1:46 PM
109	We don't want commercial businesses in residential areas, nor do we need high rise apartments in Mt. Shasta.	11/3/2022 7:47 AM
110	Preserve the look and feel of our small town while expanding our rental capacity. Make decisions based on the immediate needs of the community - i.e. homelessness, high rents, etc., consider rent control like New York City has, control Air B@B which is taking rental units OFF the market.	11/1/2022 12:11 PM
111	Develop the downtown area first. Build the condos, apartments, etc. on Mt. Shasta Blvd with its empty lots before building large structures in the neighborhoods.	10/31/2022 6:41 PM
112	Progressive cities like San Diego limit vacation rentals to 1% of available housing. Canada has banned non-residents from owning homes (at least temporarily). Economic Anthropologists know that these things, along with rent control, maintain a viable middle-class, reduce homelessness, and mitigate against gentrification.	10/29/2022 6:07 PM
113	Please be cognizant of the fact that Mt. Shasta is a unique place on this planet. It is a small, mostly tourist town and much of the income is derived from this status. Changing the character of the town by squeezing in all forms of housing, industries and businesses will likely mutate this community and degrade its energy and uniqueness. Many of the people here moved to this magical place because of this energy and uniqueness. I would recommend that	10/29/2022 2:39 PM

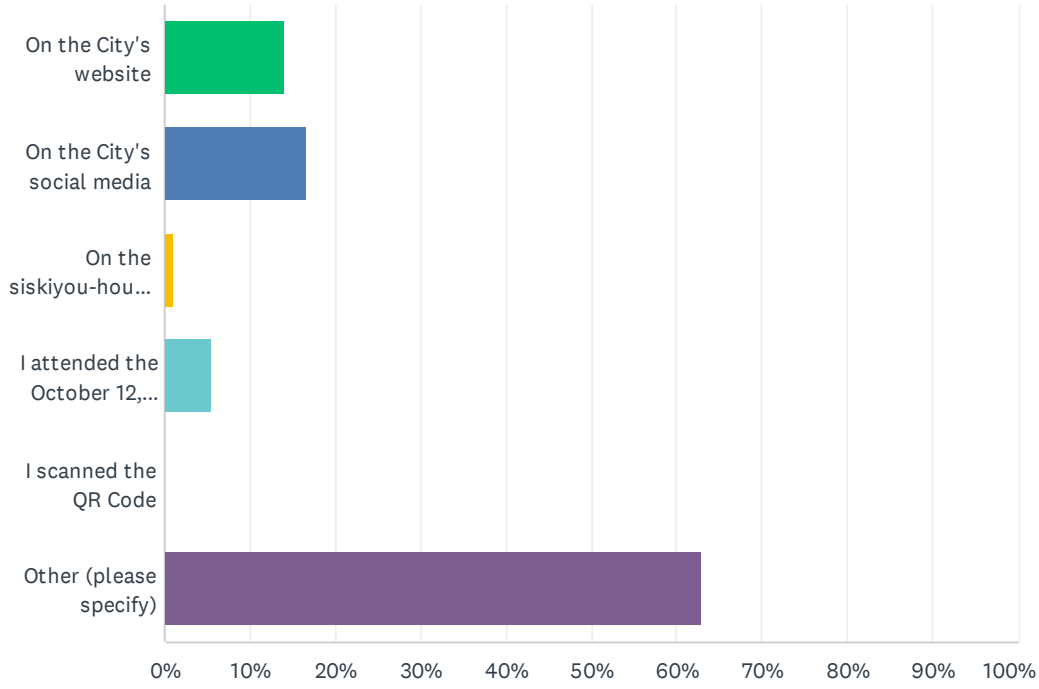
	emphasis be placed on building in Weed, Dunsmuir and McCloud, where there is more available space to build. Anyone living there could still visit here in Mt Shasta. When we first moved here, my husband and I rented and waited until there was an available home to purchase here in Mt. Shasta. I do not see why others cannot do the same? I will caution any city official who would change the character of this community by introducing large tracts of duplexes, apartment complexes and townhomes. The infrastructure is simply not here (Mt. Shasta City still has to upgrade the current sewage system!). If there is a drive to increase housing specifically here in Mt Shasta, I would encourage you to build in Mt Shasta West, where there is open land and space.	
114	i wish that there could be some consideration for people who work full time within the city limits or nearby areas. especially working professionals. it's difficult for people who want to relocate here.	10/28/2022 8:09 PM
115	Affordable rentals	10/27/2022 7:15 PM
116	No.	10/27/2022 3:15 PM
117	In Question 14 I answered "neutral" to many of the choices because the design, aesthetics, and allowing for green space/trees is just as important as the 'type." So show me some designs and I could give a more concrete answer. Additionally location, location, location is important. Housing should be located away from the loud noise sources here such as the freeway and the train or have acoustic features to eliminate indoor noise. That has nothing to do with the 'type'. The other factor, is zoning. If the City wants to rezone for various 'types' of new housing, that should be done on the larger vacant properties, including those owned by the City. With ADUs, many parcels are too small to accommodate or should not be encouraged in high fire areas, so I'm neutral. Also, there is not a 'community land trust' or 'eco village' option as a possible answer, which I believe would have large community support. So the Housing Element Survey is missing these two type of more specified housing choices.	10/27/2022 2:38 PM
118	I don't want hi-density housing in our little village of Mt. Shasta.	10/27/2022 11:50 AM
119	I don't want hi-density housing in our little village of Mt. Shasta.	10/27/2022 11:50 AM
120	Not at this time.	10/26/2022 7:24 PM
121	Charge a 5 to 10% tax to be applied toward affordable housing/rentals to any purchases for 2nd homes in the City and Sphere of Influence. Create housing that is beautiful and compatible with the alpine village theme. We don’t need high rise apartments. Limit height to 2 stories. Create a community shuttle so developments in N and S sectors of the city can have access to shopping, downtown and medical care. Transportation must be made available for affordable housing developments to work since there is little land for higher density in fill. Protect the scenic beauty of our wetlands and scenic vistas when considering development.	10/26/2022 6:19 PM
122	Too many regulations, restrictions and not nearly enough employment opportunities	10/26/2022 4:39 PM
123	We need to allow ADUs/ tiny homes for affordable rentals. We need a shuttle service to get people around town and I’m in favor of one way streets at chestnut and MS blvd. Bike-ability is great for some but isn’t good in inclement weather or for the majority of seniors. We have a large elderly population in our city and need to address their needs also.	10/26/2022 12:29 PM
124	Too many vacation rentals.	10/26/2022 11:03 AM
125	I think there is great need for affordable rentals. Also, there seems to be MANY homes that are vacant for various reasons?	10/25/2022 7:57 PM
126	My thought regarding additional housing in the incorporated City of Mt Shasta in the form of infill housing, is that, to me, and to many I speak with, we best take into account that many of those who, like ourselves, found the Mt Shasta neighborhoods we initially moved into appealing because of a feeling of rural space with trees, sunlight/and or shade and views, and some bit of garden around with some sense of privacy. which we would dearly miss having, could only be recovered by leaving if it is lost. Another point to infill housing: Unlike most of California, parking is an issue of concern for where residents will park during snow-plowing. The 'State' requiring 'no necessity for parking spaces' for those living near a bus stop, is, I think, bogus. On the plus side: if a bazillion cars lined my street maybe traffic would be slowed down.	10/25/2022 3:23 PM
127	I would like to see small homes or townhouses built at the Roseburg, Orchard, Nest properties. Redo the old hospital for homes. Use the Crystal Geyser property for homes. PLEASE no	10/25/2022 12:46 PM

	trailers, manufactured homes or multilevel complexes.	
128	I feel that it is super important to maintain the serene, alpine, spiritual atmosphere of this village. That said, we do need more housing for people who want to work here.	10/25/2022 12:25 PM
129	tiny home community clusters would give an alternative to apartment living which I would find undesirable, to live in an apartment. It would be easier to provide community services to at risk groups as single parents, individuals with disabilities and elderly. In this type of setting, Individuals could have an opportunity to purchase their own dwelling. This would require regulation changes in minimal sizes.	10/25/2022 12:14 PM
130	Would love to see a Tiny home Village!!! Perfect to meet many needs!	10/25/2022 11:51 AM
131	Vacant land such as the property on South Mt. Shasta Blvd. should be used for apartments or condos. Also The Nest on old mccloud- what is the plan for that?	10/25/2022 11:36 AM
132	I think it was very succinctly put at the meeting: What is the vision for Mt Shasta? Development, for development's sake, is not often the wisest motive. I would like to see more duplexes for renters, perhaps small homes, which are affordable for the work force. But: Are we still an Alpine Community? What are we?	10/25/2022 11:12 AM
133	Please do not increase the amount of airBNB and other short-term rentals.	10/25/2022 8:33 AM
134	SCBOS do very little good for MS. We are a blue dot in a sea of red.	10/24/2022 11:03 PM
135	Please develop affordable housing and upgraded senior living.	10/24/2022 9:59 PM
136	I think we have way to many vacation rentals. Our infrastructure could use some work and/or upkeep. The snow removal has seriously degraded over the past 5 years and it is rare for sewers and run off drains to be cleaned. Cost of city bill is almost out of reach for some. Citizens should be taken into consideration first, tourists second.	10/24/2022 7:37 PM
137	This community needs to consider the lack of affordable public transportation and jobs when creating these goals, policies and programs. Creating a tax incentive to build ADU's in our back yards makes a lot of sense. Creating a number of people per acre type requirement of property holders near Mount Shasta Blvd does not make sense. It's yet another burden on the middle and lower classes. There are mega mansions that are sitting empty by the lake. Tax the extremely rich and have them pay their fair share. Please keep tourism in mind and the fact that visitors are coming here because our community is unique. Please preserve the individuality of this place instead of copying other areas. Thank you for the opportunity to share.	10/24/2022 7:06 PM
138	Reduce the number of short-term rentals (AirBNB) so there are more homes to buy or rent long term. Do not build multiplex housing in the single-family neighborhoods, it will reduce the value of our homes and make parking a nightmare on the snow days.	10/24/2022 4:14 PM
139	Please DO NOT try to urbanize Mount Shasta, as the last city planner was doing.	10/24/2022 3:55 PM
140	We have an overwhelming need for 'affordable housing'. Unfortunately, many people in the community find this language has a negative connotation and assume that 'affordable housing' means unsavory populations. It may be important to shift the terminology to 'workforce housing' or something more pleasant to the older generations that have negative associations with other terminology.	10/24/2022 3:40 PM
141	I understand there are already limits on Air B and B rentals. I do not know if rent control is a good working solution because this issue is facing all of California. No owners want their property values to go down. We are hoping a downturn in home prices will also result in lowered rental prices in the city.	10/18/2022 8:46 PM
142	People have let their emotions color their reasoning. We need affordable housing to attract persons to fill lower income jobs that are necessary for the town to flourish	10/18/2022 11:19 AM
143	I would like to see coordination with City in building standards in areas contiguous with City (especially when one side of street is county and the other city). Respect for the mountain village alpine theme and no buildings over 2 stories in residential neighborhoods and 3 stories near downtown. There is too much industrial zoning near Mt Shasta. Would prefer conversion to residential and light commerce to protect scenic view sheds. Also would appreciate compliance with Volcanic Legacy Scenic Byway considered with each and every development	10/18/2022 10:19 AM

	near Mount Shasta's scenic corridor by Black Butte and Spring Hill Dr and other county areas along 89 and I-5 and Old Stage Road	
144	I have lived in Mt. Shasta for 30 years. When I lost my rental due to the owner turning it into an Air Bnb I couldn't find other rental housing (especially that would allow my 2 small dogs) so I resorted to trying to buy a home. I could not find an affordable house in Mt. Shasta so I moved to Weed. I know many locals trying to find rentals and none are available due to them being at capacity or previous rentals have now been turned into vacation homes/air bnbs, leaving locals who wish to remain in the area with little options to remain in their hometown.	10/18/2022 9:19 AM
145	Listen to all of the people looking for housing AND people providing housing. No one should lose.	10/17/2022 7:47 PM
146	None	10/17/2022 10:01 AM
147	Even though I have lived in the city limits under 2 years I've been here for 13 years and just moved back after being just outside city limits. I also worked locally until a few months ago. This is important to share as the questions make it appear that my situation is different. There is NO housing here! It is horrible to watch people struggle to find a place to call home. We need to come up with solutions to help provide affordable housing for people who work here and in the sphere of influence of Mount Shasta city. It is a city not a village and why some people keep calling it that is confusing and means nothing other than to try to plea a case that we must remain small, maybe? Also, I participated in the previous surveys & workshops that were held for the general plan revision a few years back. Housing needs to be the city's top priority as well as updating the general plan to be in compliance with the state.	10/17/2022 9:06 AM
148	Let's allow a few ADU's, but only where there is enough setback space for privacy. Say, 12,000 sq.ft. lots or larger.	10/14/2022 3:11 PM
149	It appears that anti-growth policies have made Mt Shasta a difficult place to live. This policy appears to favor the rich, retired or those whom are well established in Mt Shasta, and prevents those without significant financial resources from becoming permanent residents. I have lived in Mt Shasta for 3 years and own two businesses here, and yet I find it very difficult to secure affordable housing as well as grow my business. The City provides little to no incentive to assist me with growing or establishing my business, and in fact seems to make it quite difficult. Regarding housing, I've spoken with many landscape maintenance workers who say they work on many properties in Mt Shasta which remain vacant much of the year as they are second homes for those with such financial resources. This fact explains both the difficulty in finding housing, but also the lack of a thriving business center and downtown, as the ratio of housing to permanent residents is high.	10/14/2022 8:52 AM

Q20 How did you hear about the City of Mt. Shasta Housing Element Update Community Survey?

Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
On the City's website	14.07%	28
On the City's social media	16.58%	33
On the siskiyou-housing.com website	1.01%	2
I attended the October 12, 2022 community workshop	5.53%	11
I scanned the QR Code	0.00%	0
Other (please specify)	62.81%	125
TOTAL		199

#	OTHER (PLEASE SPECIFY)	DATE
1	A fellow resident.	11/17/2022 9:58 AM
2	email from another person	11/17/2022 9:50 AM
3	A friend told me	11/15/2022 11:43 PM
4	city council and planning commission meetings	11/15/2022 9:29 PM
5	Friends and acquaintances forwarded it	11/15/2022 7:57 PM
6	Nextdoor Mount Shasta	11/15/2022 6:33 PM
7	email forwarded from a friend	11/15/2022 2:26 PM

8	from other concerned citizens	11/15/2022 1:51 PM
9	W.A.T.E.R. newsletter	11/15/2022 12:43 PM
10	A friend forwarded it to me.	11/15/2022 12:18 PM
11	friends	11/15/2022 11:43 AM
12	friend reminder	11/15/2022 11:24 AM
13	email	11/15/2022 10:40 AM
14	Email from a friend	11/15/2022 10:04 AM
15	Nextdoor Mount Shasta	11/14/2022 10:32 PM
16	local email list, friends	11/14/2022 9:37 PM
17	From a friend	11/14/2022 9:24 PM
18	Sent me an email	11/14/2022 8:37 PM
19	Referred to by a friend	11/14/2022 7:40 PM
20	friends email	11/14/2022 4:58 PM
21	Kathy Joyce shared it on the NextDoor app several times (thank you!)	11/14/2022 3:43 PM
22	word of mouth.	11/11/2022 11:42 PM
23	City Council email list from Kathy Joyce	11/11/2022 8:41 PM
24	received an email message	11/11/2022 3:06 PM
25	A neighbor	11/11/2022 2:34 PM
26	activist friend's mailing list	11/10/2022 8:28 PM
27	Newsletter from W.A.T.E.R.	11/9/2022 2:46 PM
28	Forwarded email	11/9/2022 2:27 PM
29	Sent to me by someone via email	11/9/2022 11:14 AM
30	Kathryn Joyce's email with city council agendas	11/9/2022 10:52 AM
31	We advocate website	11/9/2022 9:12 AM
32	a friend	11/9/2022 9:08 AM
33	W.A.T.E.R. newsletter	11/8/2022 8:43 PM
34	personal referral	11/8/2022 5:35 PM
35	Raven	11/8/2022 4:57 PM
36	friend sent in an email	11/8/2022 1:15 PM
37	Shared on Mount Shasta Neighborhood Facebook page.	11/8/2022 11:45 AM
38	One forwarded email and another from WATER.	11/8/2022 11:12 AM
39	water	11/8/2022 10:01 AM
40	W.A.T.E.R newsletter	11/8/2022 3:53 AM
41	Email from a friend	11/7/2022 10:37 PM
42	Friend emailed to me	11/7/2022 9:45 PM
43	Facebook	11/7/2022 9:34 PM
44	thru email sent to our address	11/7/2022 7:08 PM
45	Msmag	11/7/2022 6:37 PM

46	showed up in email today.	11/7/2022 2:06 PM
47	W.A.T.E.R. email	11/7/2022 2:01 PM
48	Email	11/7/2022 1:25 PM
49	Email from W.A.T.E.R	11/7/2022 1:03 PM
50	email from a friend	11/7/2022 12:45 PM
51	Post on Nextdoor.com	11/7/2022 12:44 PM
52	email from acquaintance	11/7/2022 12:34 PM
53	FRIEND	11/7/2022 12:24 PM
54	Gateway neighborhood mailing	11/7/2022 11:41 AM
55	Through friends e-mails	11/7/2022 11:33 AM
56	WATER	11/7/2022 11:01 AM
57	W.A.T.E.R.	11/7/2022 10:46 AM
58	W.A.T.E.R.	11/7/2022 10:41 AM
59	WATER email notice	11/7/2022 10:33 AM
60	Mount Shasta Housing, W.A.T.E.R. social media.	11/7/2022 10:31 AM
61	A friend	11/7/2022 10:29 AM
62	email	11/7/2022 9:36 AM
63	Through MSMAG e-mail list	11/7/2022 8:00 AM
64	A neighbor	11/7/2022 7:41 AM
65	Msmag	11/7/2022 7:32 AM
66	From a neighbor	11/6/2022 9:27 PM
67	Mt.Shasta Neighborhood Watch Facebook	11/6/2022 9:16 PM
68	GNA Gateway Neighborhood Assoc Secretary	11/6/2022 8:49 PM
69	From a neighbor	11/6/2022 7:38 PM
70	Facebook share	11/6/2022 5:00 PM
71	Sister told me. I found on city social media	11/6/2022 5:00 PM
72	Friend	11/6/2022 4:47 PM
73	Via email of neighborhood Association	11/6/2022 2:02 PM
74	Concerned neighbor sharing	11/6/2022 1:20 PM
75	facebook	11/6/2022 12:37 PM
76	Gateway neighborhood associaition	11/6/2022 11:51 AM
77	I got an email	11/6/2022 11:12 AM
78	Email	11/6/2022 11:06 AM
79	friend referral	11/5/2022 7:33 PM
80	word of mouth	11/5/2022 12:22 PM
81	Vicki Gold and the Patriot Group	11/5/2022 10:45 AM
82	Attention was brought by a concerned individual.	11/5/2022 10:39 AM
83	A forwarded message	11/4/2022 5:42 PM

84	Mt. Shasta Nextdoor	11/4/2022 4:38 PM
85	Msmag	11/4/2022 3:17 PM
86	Friend sent it to me	11/4/2022 3:13 PM
87	Reminded by Kathryn Joyce	11/4/2022 2:51 PM
88	From a friend who lives within the city limits.	11/4/2022 1:48 PM
89	a friend	11/4/2022 11:42 AM
90	Neighbors	11/4/2022 11:41 AM
91	From a friend	11/4/2022 11:12 AM
92	Thfu govt	11/4/2022 10:16 AM
93	Email	11/4/2022 8:09 AM
94	Was emailed it	11/4/2022 7:24 AM
95	word of mouth	11/3/2022 1:46 PM
96	Facebook	10/29/2022 6:07 PM
97	Nextdoor community site	10/29/2022 2:39 PM
98	Friend	10/27/2022 7:15 PM
99	Friends	10/27/2022 3:33 PM
100	It was sent to me by a friend.	10/27/2022 3:15 PM
101	email forward from friends	10/27/2022 11:50 AM
102	email forward from friends	10/27/2022 11:50 AM
103	i'm on the MSCC email list so i got it from Kathryn.	10/26/2022 6:19 PM
104	Referred by friend	10/26/2022 4:39 PM
105	Via email from someone in the community.	10/26/2022 3:54 PM
106	Email	10/26/2022 3:31 PM
107	Email	10/26/2022 3:12 PM
108	friend	10/26/2022 2:33 PM
109	Neighborhood website, person shared the link	10/26/2022 11:03 AM
110	It was sent to my email address per 'subscription' to all City Government business, thank you!	10/25/2022 3:23 PM
111	A meeting of concerned citizens	10/25/2022 12:25 PM
112	Husband sent link to me	10/25/2022 12:06 PM
113	Emailed to me	10/25/2022 11:51 AM
114	Received email from Kathryn Joyce. I'm on a list.	10/25/2022 11:18 AM
115	A friend sent it to me	10/25/2022 8:33 AM
116	Nextdoor	10/24/2022 7:06 PM
117	I work for the City	10/24/2022 3:40 PM
118	spouse	10/18/2022 11:19 AM
119	Friend/colleague	10/18/2022 10:19 AM
120	City employee	10/18/2022 9:19 AM
121	Sent by daughter	10/17/2022 7:48 PM

122	Family member told me about it.	10/17/2022 7:47 PM
123	Mt wife	10/17/2022 10:01 AM
124	Word of mouth	10/17/2022 9:06 AM
125	city meeting	10/13/2022 11:55 PM

3.0 Written Comments Received

Last Name	Date Received
Gold*	11/07/2022
Gold on Behalf of Friend*	11/07/2022
Lewis	11/15/2022
Risch	08/30/2022
Risch	09/06/2022
Dale La Forest, Mt. Shasta Tomorrow	4/17/2023
Johanna Windswept	4/12/2023
Johanna Windswept	4/19/2023
Johanna Windswept	5/19/2023
Peggy Risch	4/14/2023
Peggy Risch	4/16/2023
Peggy Risch	5/2/2023
Peggy Risch	5/5/2023

MST Public Comments on DRAFT HOUSING ELEMENT UPDATE 4-17-2023

1 message

From: MtShasta Tomorrow [redacted]
Date: April 17, 2023 at 05:13:27 PDT
To: Kathryn Joyce <kjoyce@mtshastaca.gov>, Teresa Spade <tspade@mtshastaca.gov>
Subject: MST Public Comments on DRAFT HOUSING ELEMENT UPDATE 4-17-2023

Dear Kathy:

Please provide the attached public comment letter to the City's Planning Commissioners in advance of their 4/18/2023 public meeting about the draft Housing Element Update.

Thank you,
Dale La Forest
Director- Mt. Shasta Tomorrow:

Attachment:
MST Public Comments on DRAFT HOUSING ELEMENT UPDATE 4-17-2023

MST Public Comment on DRAFT HOUSING ELEMENT UPDATE 4 17 2023 pdf
1998K

Mt. Shasta Tomorrow
101 E. Alma Street, Suite 100-A, Mt. Shasta, CA 96067
E-Mail: mtshastatomorrow@gmail.com

Planning Commission, City of Mt. Shasta
Mt. Shasta, CA 96067

Email: kjoyce@mtshastaca.gov
planningcommission@mtshastaca.gov

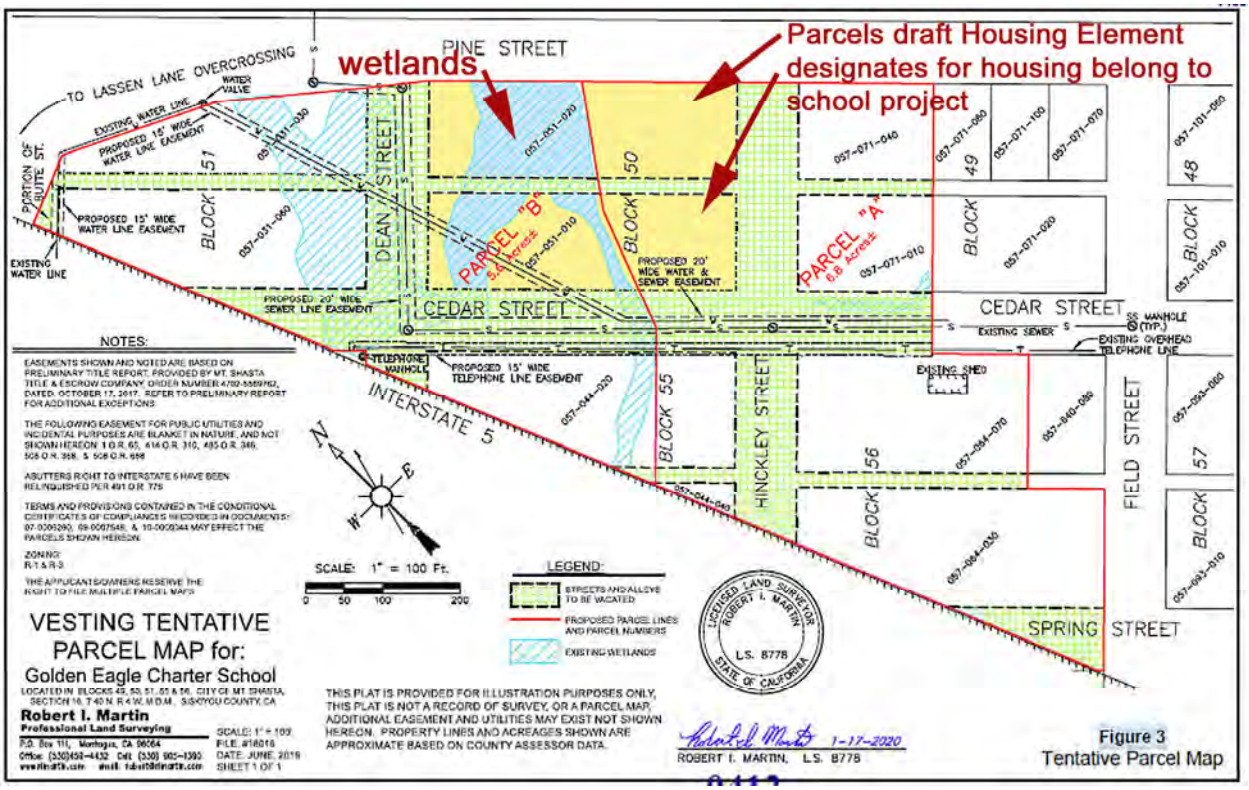
Public Comments on 2023-2031 HOUSING ELEMENT UPDATE Draft

Dear Planning Commissioners: April 17, 2023

These public comments challenge the City's proposed approval of a draft housing element update without first preparing CEQA review of the proposed changes it would make. This proposed Housing Element Update is not exempt from CEQA requirements.

The draft Housing Element Update attempts to identify unused sites for affordable housing that do not even exist anymore. That property it selects for RHNA units was instead approved in 2020 for a school with a very different parcel map layout. Those properties have wetlands that make them ineligible for the proposed RHNA affordable housing:

FIG. 1: 2020 TENTATIVE PARCEL MAP & NOTES ABOUT HOUSING ELEMENT "RHNA" SITES



(Properties identified by draft Housing Element for RHNA are colored in yellow in map above.)

As a result of this inexcusable blunder, the draft Housing Element Update is a farce and a sham, essentially a thing that is not what it is purported to be. It claims to be providing for affordable housing when in reality it is so flawed that it is deceiving the public, the Planning Commission, and the California Department of Housing and Community Development. That is because the

draft Housing Element Update is not actually identifying a single feasible undeveloped site where such low income housing can be built. Anyone looking at what the draft Housing Element is proposing would be gobsmacked if not shocked at the utter incompetence that lies beneath the fatal flaw in its insane housing scheme. The draft Housing Element Update states:

> *To comply with the State housing element, the City must "**identify adequate sites**, with appropriate zoning and development standards and services to accommodate the locality's share of the regional housing needs for each income level."* (HE, p. 2-1)

But the City has utterly failed to do that.

> *GOAL HO-1 is to "provide adequate sites." Policy HO-1.1:*
> *The City shall encourage and facilitate the construction of housing to meet the City's share of regional housing needs during the 2023-2031 Housing Element planning period of at least one (1) extremely low income unit and one (1) low income unit.* (HE, p. 2-3)

The draft Housing Element Update will not meet that Goal HO-1 precisely because the City has failed to identify any adequate site for those two low income units. These two designated properties are simply not suitable:

> "*The City of Mt. Shasta's **regional housing needs allocation** (RHNA). . . is two housing units: one low income (LI) unit and one very low income (VLI) unit. . . . Two properties are designated to meet Mt. Shasta's 6th cycle RHNA of two housing units affordable to lower income households: Assessor's Parcel Numbers (APN) 057-051-010 and 057-051-020, and are shown in Figure B-3*." (HE, p. B-4)

Those properties are not suitable because both are constrained by streams, water bodies and wetlands. But the draft Housing Element blindly comes to the opposite and completely erroneous conclusion where, on page B-5, it states:

> ***"Environmental Constraints for Both Sites**. **Neither site is constrained by flooding, streams or water bodies,** the presence of wetlands or brownfields. The sites are not located in an area having a very high fire severity hazard rating."* (Emphasis added)

Moreover, those properties are not even available for housing. They are part of the Golden Eagle Charter School project that the City Planning Commission approved in December, 2020. The City cannot approve a school there in 2020 and then now designate new housing on that very same school parcel without changing the school's Conditional Use Permit, its Tentative Parcel Map and most importantly, this school's site plan. The City approved a driveway and parking lot for the school where its out-of-town, clueless consultants are now proposing providing low income housing.

Do City officials have so short of an attention span that they have forgotten that this land is already committed for an entirely different land use? Or has the City's failure to hire a City Planner means that it is running around like a chicken with its head cut off? (i.e. acting brainlessly?)

The Planning Commission approved Resolution PCR 20-01 on December 15, 2020 for that school project. That approval claimed to have created two new parcels with a Tentative Parcel Map that "*consolidated Assessor's Parcel Numbers: 057-031-030, -060; 057-044-020, -040;*

057-051-010, 057-051-020; *057-071-010, -040; 057-064-030, -070, and City street right-of-ways."* In other words, those two parcel numbers (057-051-010 and 057-051-020) may no longer even exist; they may have been consolidated into a larger parcel approved for this school as shown on the Vesting Tentative Parcel Map that the Planning Commission approved in 2020:

HOUSING ELEMENT UPDATE IGNORES SIGNIFICANT WETLAND IMPACTS

The Housing Element Update, on page B-4, designates those 2.3 acres near Pine Street for *affordable to lower income households* (Assessor's Parcel Numbers 057-051-010 and 057-051-020). Those parcels at full buildout are claimed to potentially hold 43 housing units. But both parcels have wetlands, riparian habitat and a creek flowing through them as shown here, merged with the 2021 approved site plan for the Golden Eagle Charter School and an aerial photograph:

FIGURE 2: AERIAL PHOTO SHOWING TWO PARCELS DRAFT HOUSING ELEMENT DESIGNATES FOR RHNA AFFORDABLE HOUSING IN SPITE OF WETLANDS AND SCHOOL APPROVAL INSTEAD

Yet in spite of the major wetlands problems and the school's ownership, the Tentative Parcel Map and approved school project on that very same property, the City is essentially claiming this draft Housing Element Update is exempt from CEQA review. CEQA Guidelines Section 15061(b)(3) states, in part, that a project is exempt from CEQA if:

> "the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

But quickly review the Draft Housing Element Update and one can see that there indeed will be various significant environmental impacts if this Update goes into effect. Those include significant **wetland impacts, noise impacts** and **aesthetic or scenic impacts**. There is no exemption from CEQA for Housing Element Updates under these circumstances. Many cities prepare Environmental Impact Reports (EIRs) and Negative Declarations (Neg Decl) when they update their Housing Elements because the changes do in fact potentially affect the environment:

The following cities prepared CEQA reviews for their housing element updates:

Town of Ross Housing Element Update 2023 - EIR
Town of Danville 2023-2031 Housing Element Update - Program EIR (This programmatic EIR will address the environmental impacts associated with the adoption and implementation of the 2023-2031 Housing Element Update.)
City of Berkeley Housing Element Update 2022 EIR
City of Burbank Housing Element Update 2022 EIR
City of West Hollywood Housing Element Update 2021 EIR
City of Whittier General Plan Update and 2021-2029 Housing Element Update 2021 EIR
City of Del Mar Housing Element Update and Program EIR 2020
City of Buellton General Plan Housing Element Update EIR 2020
City of Santa Maria Housing Element Update 2022 IS-ND (Neg Decl.)
City of Hercules Housing Element Update 2022 Neg Decl.
City of Arcadia Housing Element Update (2021-2029) Neg Decl.
City of Santa Clarita Housing Element Update 2021 Neg Decl.
City of Glendora Housing Element Update 2021 Neg Decl.
City of San Gabriel Housing Element Update 2021 Neg Decl.
City of Torrance General Plan Housing Element Update 2021 Neg Decl.
City of Laguna Woods Housing Element Update 2021 Neg Decl.
City Norco Housing Element Update 2021-2029 IS-ND Neg Decl.
City of Azusa Housing Element Update 2021-2029 Neg Decl.
City of Galt Housing Element Update 2021-2029 Neg Decl.
City of Camarillo Housing Element Update 2021 IS-ND Neg Decl.
City of Bishop Housing Element Update 2021 Neg Decl.
City of Oceanside Housing Element Update 2021 Neg Decl.
City of Santee Housing Element Update 2021 Neg Decl.
City of San Luis Obispo Housing Element Update 2021 Neg Decl.
City of Shasta Lake Housing Element Update 2020 Neg Decl.
City of Canyon Lake Housing Element Update 2020 Neg Decl.
City of Needles Housing Element Update 2019 Neg Decl.
City of Rio Dell Housing Element Update 2019 Neg Decl.

Those agencies went to the trouble to prepare CEQA review because their proposed housing element changes would have environmental impacts. With wetlands being potentially impacted, such CEQA review is also required in Mt. Shasta.

These properties are not available and suitable for RHNA development because they are not zoned to permit by-right residential development with the wetlands that are present. They are not vacant either because a school is permitted to build on them. They have flooding hazards, and streams and water bodies are present on both of them. The draft Housing Element Update is incorrect on page B-14, Table B-6, "Lands Available and Suitable for Residential Development", to determine that these parcels do not have wetlands on them. (So go back to the drawing board.)

INADEQUATE PUBLIC NOTICE OF DRAFT HOUSING ELEMENT UPDATE

The Agenda for the Planning Commission's 4/18/2023 public meeting on this draft Housing Element Update inexplicably states at the bottom of page 2:

> "***<u>If you challenge the environmental review of the project proposal in court</u>***, *you may be limited to raising only those issues raised at the public hearing or in written correspondence delivered to the Planning Department on, or prior to, closing of the public comment period.*" (emphasis added)

But nothing is stated in the meeting's Agenda about any environmental review having been made available to the public or that such issues may be discussed! How can anyone challenge an environmental review that remains totally hidden from the public?

The City also published a *Notice of Public Hearing* in the local newspaper that also states nothing about any environmental review for this draft Housing Element Update.

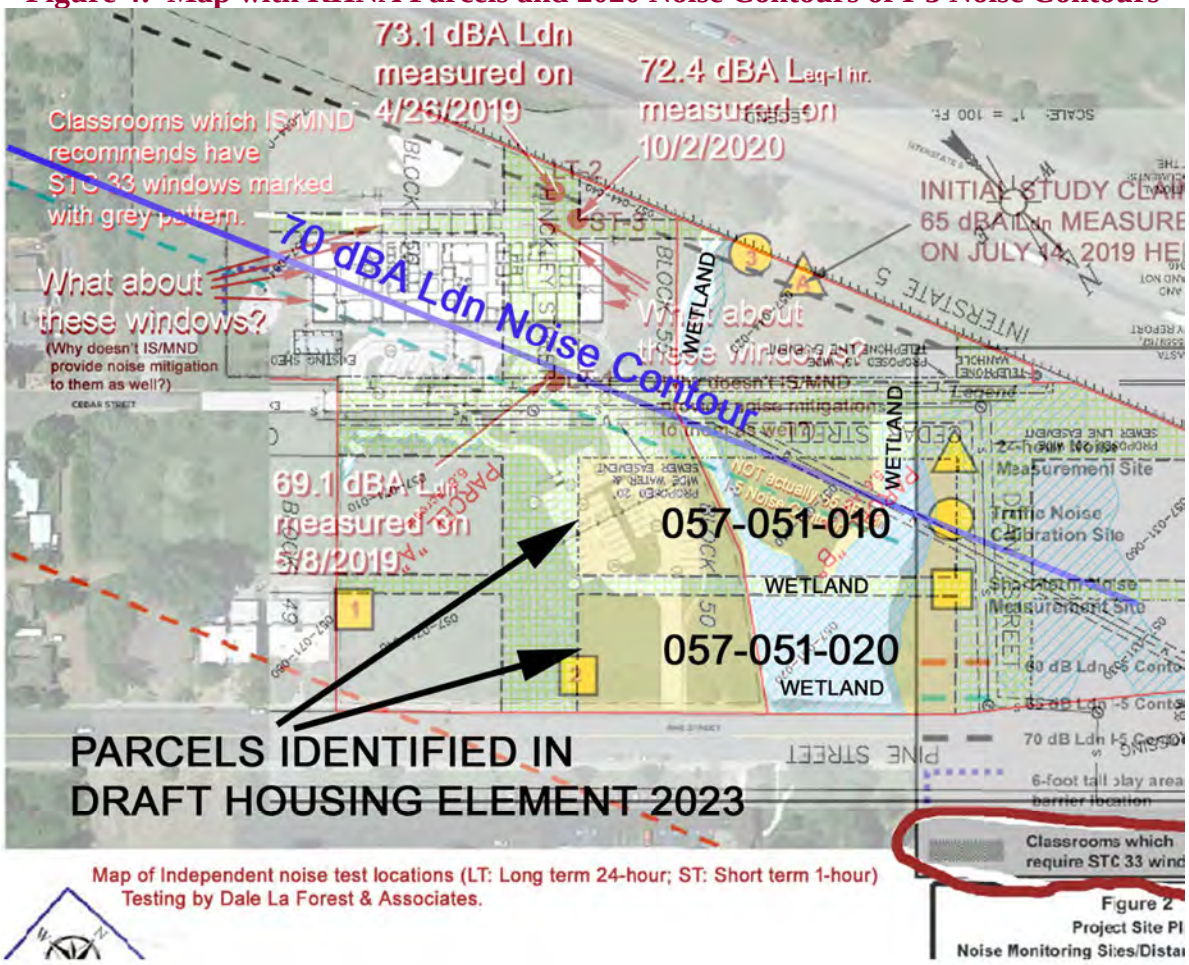
Therefore it is premature for the Planning Commission to be taking public comments on this Housing Element Update and to possibly make a recommendation to the City Council. Moreover, with no CEQA review having been prepared, the public is not even being informed about the possible harm this draft Housing Element Update may cause our community. How are you Planning Commissioners going to be able to make your recommendation to the City Council if you are also being kept in the dark about the Housing Element Update's CEQA implications?

You Planning Commissioners are not even allowed to discuss environmental impacts of this draft Housing Element Update because the Agenda states nothing about such a matter being described at this meeting. You would violate the California Brown Act if you discuss matters not described on the Agenda beforehand. Members of the public reading such an Agenda with no mention of CEQA might assume that either the CEQA matters had already been approved in the past, or there might be a future opportunity to raise their CEQA concerns. The misleading Agenda deprives the public of our right to know in advance what matters are appropriate for comments. In other words, the Agenda for your April 18, 2023 public meeting is inadequate and the entire agenda items about the draft Housing Element Update must be postponed until a new Agenda is posted.

DRAFT HOUSING ELEMENT UPDATE POSES SIGNIFICANT NOISE IMPACTS

The draft Housing Element Update ignores the evidence that the City has in its recent files that the proposed RHNA affordable housing sites it chooses are exposed to excessive noise louder than the General Plan would allow for housing. The noise contours that the draft Housing Element Update refers to are simply not up to date. The parcels selected for RHNA units are noisier than the General Plan Noise Element from 2007 estimated. Freeway traffic in the last 16 years has increased, and so has its traffic noise. New noise studies have been prepared a few years ago that estimate that some of the land proposed for the RHNA housing is currently exposed to noise levels greater than 70 dBA L_{dn}.

Figure 4: Map with RHNA Parcels and 2020 Noise Contours of I-5 Noise Contours



To show how much the draft Housing Element Update underestimates the noise level these RHNA affordable housing units would be exposed to, it states on page B-5 that *"According to the Noise Element of Mt. Shasta's 2007 adopted General Plan, both RHNA sites are within the 60 dB-Ldn noise level contour for I-5 . . . "* <u>What that means, even though it is inaccurate, is that these parcels are exposed to more than 60 dBA L_{dn} of freeway noise, but not more than 65 dBA L_{dn}</u>. But the Golden Eagle Charter School Project noise consultant's report showed a green dashed line (faintly visible in **Figure 4** above) where he estimated the 65 dBA L_{dn} noise contour was, indicating that parcel 057-051-010 was noisier than 65 dBA L_{dn} on its western corner. My more accurate noise level measurements at that time revealed that this corner of that

parcel 057-051-010 is noisier than 70 dBA L_{dn}, and both of those parcels are noisier than 65 dBA L_{dn}. Thus, there is a fair argument supported by substantial evidence that these properties are inconsistent with the General Plan for such housing development in being exposed to Interstate-5 traffic noise levels greater than 65 dBA L_{dn}.

Noise levels greater than 65 dBA L_{dn} are not acceptable by the City's and federal noise standards.[1] The General Plan Policy NZ-1.4 indicates that mitigation measures are required under these circumstances, if allowed at all, and CEQA environmental review must be prepared to consider such mitigation measures:

> Policy NZ-1.4: "Where the noise level standards of Table 7-6 are expected to be exceeded at proposed new uses that would be affected by traffic or railroad noise, appropriate noise mitigation measures shall be included in the project design to reduce projected noise levels to comply with the standards of Table 7-6."

Table 7-6 does not permit new housing to be exposed to noise levels greater than 65 dBA L_{dn} even with the various acoustical engineering, site and building design, and use of barrier measures that the draft Housing Element Update on page B-5 suggests. The draft Housing Element Update is premised on outdated noise level measurement information, and as the result reaches a conclusion that is inconsistent with the City's General Plan noise standards.

The much more recent noise level measurements from 2020 do not account for the likely increase in noise in the next 20 years when freeway traffic increases even more. New housing development must take into account likely, foreseeable increases in traffic noise so these homes are safe to live in.

Moreover, the draft Housing Element Update underestimates the noise problem there because the General Plan's noise contours from Interstate-5 traffic do not include the additional traffic noise on Pine Street and from the UPRR railroad operations that these parcels are also exposed to. The draft Housing Element Update makes a fundamental error in looking at freeway noise separately from railroad noise and Pine Street traffic noise. When these other major noise sources are added to the freeway noise source, the cumulative noise level would be even more unacceptable.

The City is essentially damning low income people to property that is too noisy for acceptable residential development, and at the same time refusing to evaluate how noisy these RHNA units would be. While it is possible to build expensive noise walls around outdoor yards and costly housing structures to shelter inhabitants from excessive noise, doing so would make these very units no longer affordable. As such, what the City is proposing is infeasible. The City has no evidence that affordable housing could be safely provided under these properties' circumstances.[2]

---

[1] See General Plan Noise Element p. 7-21: "EPA and other federal agencies have suggested land use compatibility guidelines indicating that residential noise exposures of 55 to 65 dB L_{dn} are acceptable."

[2] These properties do not comply with the Least Cost Zoning Law (Government Code Section 65913.1). It is incorrect for the draft Housing Element Update to state: "*As shown in the Inventory of Sites, Sites for Emergency Shelters, and Lands Available for Residential Development, Appendix B of this Housing Element, the City has designated and zoned sufficient vacant land for residential use with appropriate standards in order to accommodate all income categories identified by the RHNA*."

DRAFT HOUSING ELEMENT UPDATE POSES POTENTIALLY SIGNIFICANT VISUAL IMPACTS

The draft Housing Element Update proposes to induce the City to change its zoning requirements and Design Guidelines to exempt some housing projects from the Planning Commission's discretionary approval process. Instead, the City is proposing possibly allowing City staff to make those decisions by way of a ministerial process without public oversight is Planning Commission oversight. For example, the draft Housing Element Update proposes exempting some large multifamily housing projects from the City's Architectural Review ordinance and Design Guidelines. Such changes may have significant aesthetic impacts if developers are no longer subject to local standards pertaining to aesthetic appearance or public review.

CONCLUSION

As discussed above, the draft Housing Element Update would lead to potentially significant environmental harm to wetlands, excessive noise exposure, and aesthetic impacts. This draft Housing Element Update must be revised and subjected to CEQA review to protect community and to low-income residents.

This Public Meeting Agenda item must also be postponed because the Agenda for this meeting would violate the Brown Act for failing to describe that the Planning Commission would be discussing and accepting public comments related to the environmental consequences of the draft Housing Element Update. The City Manager and/or the City's planning consultants are acting as if they believe this Draft Housing Element Update is exempt from CEQA by not stating anything about CEQA in the Agenda, but they have failed to so inform the public. This violates recent California law:

> See: *GI INDUSTRIES v. City of Thousand Oaks* (2022) 84 Cal. App. 5th 814 (holding that the Brown Act requires public agencies to conduct their business in the open with adequate notice to the public. Here, a local agency found that a project is exempt from CEQA, but Section 54954.2 of the Brown Act requires this CEQA finding of exemption to be listed on the agency's agenda for its public meeting. It was not, and the court overturned the approval of that city's decision.)
>
> https://scholar.google.com/scholar_case?case=15187966033543900 44

Please notify our organization Mt. Shasta Tomorrow about any further opportunity to review this draft Housing Element Update.

Sincerely,

Dale La Forest

Dale La Forest
Director of Mt. Shasta Tomorrow

Planning Commission Agenda Packet

1 message

Subject: Planning Commission Agenda Packet

From: **Kathryn Joyce** <kjoyce@mtshastaca.gov>
Date: Wed, Apr 12, 2023 at 8:24 AM
To:

Greetings,

Attached is the Planning Commission agenda packet for the regular meeting of April 18, 2023 during which the Planning Commission will be hearing comment regarding the Housing Element. Please let me know if you have any questions.

Best wishes,

Kathy Joyce, CMC

Deputy City Clerk/Administrative Assistant

305 N. Mt. Shasta Blvd

Mt. Shasta, CA 96067

(530) 926-7516

From: Johanna Windswept [redacted]
Sent: Wednesday, April 12, 2023 9:04 PM
To: Kathryn Joyce <kjoyce@mtshastaca.gov>
Subject: Re: Planning Commission Agenda Packet

One more thing, is there a 'track changes' version of this latest 6 draft compared to current HE?

On Wed, Apr 12, 2023 at 8:41 PM Johanna Windswept [redacted] wrote:

Hi Kathy,

Thank you for sending. I took just a quick look at all and have a few follow up questions:

- there is a 30 day review for HE housing element; what is deadline for final comments? May 5 at 11:59pm- assuming the date of HE issuance, April 5, does not count?
- what happens to the comments between PC meeting 4.18 and 5.5.?
- is HE just information on 4.18 PC meeting, although, it looks like there is a vote per the Agenda on HE to recommend to take this draft to HCD - is this not too early as all comments through May 5 need to be considered? I am sure I am not understanding something here
- is it possible to get a full copy of the HE survey responses?

Any updates to my records requests on Golden Eagle?

Thank you in advance,

Johanna

RESPONSE TO QUESTIONS

1. Is there a 'track changes' version of this latest 6 draft compared to current HE?

   Answer: There is not a track changes version of the 2014-2022 Housing Element (current) and the 2023-2031 Housing Element Public Review Draft as State law requires housing element updates to be comprehensive. Please see Chapter 3 Analysis of Previous Housing Element. In Chapter 2 Goals, Policies and Programs, there are notes indicating Programs from the 2014-2022 Housing Element that are carried forward.

2. There is a 30 day review for HE housing element; what is the deadline for final comments? May 5 at 11:59pm- assuming the date of HE issuance, April 5, does not count? What happens to the comments between PC meeting 4.18 and 5.5.?

   Answer: State law requires localities provide a 30 day public review period before the City Council authorizes transmit al of the Draft to the Department of Housing and Community Development for review. The deadline for final comments would be the City Council meeting authorizing transmit al which is planned for May 22, 2023. Public comments received will be considered, and writ en comments will be appended to Appendix E, Public Outreach and Community Engagement.

3. Is HE just information on 4.18 PC meeting, although, it looks like there is a vote per the Agenda on HE to recommend to take this draft to HCD - is this not too early as all comments through May 5 need to be considered? I am sure I am not understanding something here.

   Answer: The April 18, 2023 Planning Commission agenda item is both informational and for a vote to recommend the draft to City Council for review and subsequent submit al to HCD. Staff is recommending the Planning Commission receive comments, provide staff direction on any requested revisions, and take action to recommend the City Council review and authorize submit al to HCD as indicated in the staff report. The City Council will consider all comments submit ed prior to and at the May 22 meeting.

4. Is it possible to get a full copy of the HE survey responses?

   Answer: Responses to the October 2022 Community Survey are provided in full in Appendix E, Public Outreach and Community Engagement (link to Appendix E on City of Mt. Shasta webpage).

MS General Plan - HOUSING ELEMENT 6th cycle - Public Review Draft - April 2023 - COMMENTS

Thu, Apr 20, 2023 at 8:12 AM

From: Johanna Windswept [redacted]
Sent: Wednesday, April 19, 2023 11:48 AM
To: Teresa Spade <tspade@mtshastaca.gov>; Kathryn Joyce <kjoyce@mtshastaca.gov>
Cc: Todd Juhasz <tjuhasz@mtshastaca.gov>
Subject: MS General Plan - HOUSING ELEMENT 6th cycle - Public Review Draft - April 2023 - COMMENTS

(note: I had computer issues yesterday and lost most of my draft for this letter and had to reconstruct from backups which I was trying to do during the meeting; Below I am resending what I had intended to send at about 5pm yesterday 4.18.23; I realize that some of the questions may have been addressed during this meeting - the main one being the RHNA sites. Thank you for acknowledging these parcels are inappropriate for the City's RHNA sites and thank you for postponing the Housing Element to the next PC meeting)

Dear Planning Commission, Planwest Partners and City Staff,

Thank you for this thoughtful Housing Element 6th Cycle Draft. I appreciate all the attention and time that has been put into this document.

I have not had the opportunity to review this 301 page Housing Element (HE) draft document fully yet as it was only available on April 5, 2023. I do not know how the Planning Commission can go through this in less than 30 days, as I surely know I could not. Having a 'track changes' or 'crosswa k' document available with changes and implications to the document the proposed changes from the existing HE to this Draft HE would be immensely helpful, so that the changes could be seen in the proper context of where it is actually discussed in the document.

Below are my initial thoughts and comments which are meant to be constructive observations and suggestions so that the final product submitted to the state provides long term solutions and reflects the voices in the community.

These are some of the topics I would like to have considered and addressed as part of the Housing Element document that are discussed further below in addition to other topics:

- the RHNA sites - why are we only picking these 2 parcels when there are many other sites that have been discussed and have higher TCAC Opportunity Scores; including the Roseburg/Orchard, Landing, Carmen, Freeze, Danco, and the other Chestnut St. development that has been discussed at CC meetings (possibly by Cadorin Construction?)
- both RHNA proposed sites are not within the grocery store buffer
- both RHNA proposed sites have issues as they **include and are surrounded by** Wetlands and Waters of the US which goes against what SB 35 requires.
    - Wetlands have been identified by US Army Corp of Engineers in 2012, in 2018 by the recent Golden Eagle and in the Danco/Chestnut project submitted to the City; this last Danco site contributing to the wetlands on these 2 RHNA sites as these Danco waters flow down to through the hospital (as per Tom Hesseldenz) and over to the GE parcels upon which these 2 APN 057.051.010 and .020 are located as well as coming out by Field Street.
- Other parcels that could be chosen for these RHNA sites do not have any or less wetland issues
- are any RHNA parcels even officially needed anymore since the Danco project contributed definitely more than 2 units required to the low income housing target?
- noise levels at these 2 parcels, current and future with I-5 louder cement lane upgrades

RHNA PROPERTY DESIGNATION

Per the 6.10.2020 Housing Element Site Inventory Guidebook Government Code Section 65583.2 "...The purpose of the housing element's site inventory is to identify and analyze specific land(sites) that is available and suitable for residential development in order to determine the jurisdiction's capacity to accommodate residential development and reconcile that capacity with the jurisdiction's Regional Housing Need Allocation (RHNA)...." I do not believe the 2 RHNA sites listed in the HE are either available OR suitable.

How did these 2 parcels get decided on? What were the data points used that these 2 parcels are superior to /or other sites? There should be explicitly stated justification for this selection.

There are several reasons why these two sites APN 057-051-020 and APN 057-051-010, a subset of the current Golden Eagle parcel may not be good choices:

1)

Why are we only identifying 2 sites – **Government code Section 65583.2(a) indicates that an "inventory" of sites must be identified.** Not just 2 locations.

See PDF pg 189 for a map of ALL suitable lands available for residential development. Why are ONLY these 2 sites listed in our MS inventory for RHNA sites?

What were the **data points used for these 2 parcels in determining that these parcels are superior to Roseburg/Orchard, the Landing or other sites for the RHNA inventory parcels listed?** If such data points cannot be provided then that clearly implies that these 2 parcels were subjectively chosen which is not in compliance with SB35.

2)

Currently, Mt. Shasta (MS) is only short 2 individual housing units. A unit is equal to ONE apartment or house, ie. not an entire building of apartments.

It seems that the Danco/Chestnut project should have more than accounted for the 2 units that MS is short on currently, plus, provided for many other needed low and medium income housing. Could you clarify if these units can be counted towards MS's RHNA requirement?

3)

Impact of Privately held land vs. Public land.

The current 2 RHNA properties being proposed by this Housing Element (HE) are **privately held** and therefore, the city does not have the ability to predict what kind of development will be located on these sites. Currently, there is a Conditional Use Permit (CUP) approved for these sites. If these 2 sites are going to be the RHNA sites, what assurance will the city provide that these will be available for long term low income housing? Are Deed restrictions being considered as part of this designation? Deed restrictions are an important way to protect Long Term housing and to keep the housing stock affordable throughout multiple generations. Therefore, **it would be better for the properties which are owned by the City, such as Roseburg/Orchard and the Landing, to be identified as the RHNA lots; they could be identified as 'actual' Long Term affordable housing instead of just 'potential' housing.**

The City has already started preparing **Roseburg/Orchard and the Landing** for future development and these parcels have been discussed several City Council meetings in the last year particularly on this topic of development of these sites.

As city owned property, part of these large parcels could also be designated as a **land trust** to help support people becoming first time homeowners thus increasing the intragenerational wealth. Land trusts have been brought up numerous times to the attention of the city council through public comments and in the HE survey recently taken and discussed in the HE.

The city of **Cottage Grove, Oregon** is building a 6 unit land trust which MS could use to benchmark such a plan for our city. This is one way the city would be able to help support the identified action item addressing the Fair Housing issue of disproportionate housing needs including displacement risks by providing land at a reduced cost to promote collaboration between the city and community land trust to develop housing that is affordable "by design" and for "future" generations.

Roseburg/Orchard, the Landing, and most/many of the other sites, **are in a more positive economic and educational area of the city and environmental impacts are reduced in these areas as shown in the TCAC Opportunity mapping** on PDF pgs 164-166. On PDF pg. 163 Roseburg/Orchard and the Landing are in the HIGHEST RESOURCE Composite score on the TCAC Opportunity map and seems this would be more beneficial overall. Why are the TCAC opportunities not being addressed as a data point for the RHNA sites?

4) **Is the RHNA really even needed after the Danco/Chestnut project?** Seems we may have met our RHNA target.

5) If ONLY those 2 sites on Golden Eagle property will be submitted as RHNA sites then the City should mandate that these lots are 100% **DEED RESTRICTED for the lifetime of that property,** not just 50 years like the Danco/Chestnut project, and DEED RESTRICT it to only the Very Low Income (VLI)and the Low Income (LI) in order to be consistent with the purpose of the RHNA housing needed. **This is important that it is not just 50 years because that is less than even ONE lifetime of low income housing and we are not planning well for the future.**

THE CITY'S ROLE IN AFFORDABLE HOUSING

Strategically, the city should take a more proactive role on the properties they have direct influence over. The RHNA designations should not be wasted on properties that the city does not directly own and are subject to the whims of private development. A good example of privately held parcels are actually the current 2 parcels under consideration as the RHNA sites on the which are located on the Golden Eagle (GE) property.

This GE property was also given a Conditional Use Permit (CUP) for a school which is not in line with affordable housing needs. **Can these parcels be designated for RHNA as they are currently listed or identified with this school CUP?**

By doing a CUP, it seems the residential housing stock of these lands was actually taken away and it is my understanding that the city may be required to replace that R-3 zoning with other areas. Such "other" areas should be what is listed in the HE for its RHNA sites . Currently, these parcels seem to already have been designated as GE lands. And, it seems even though, the tax roll appears to not yet been legalized as GE is still receiving separate tax bills (per my call to Assessors office on 4.18.23), **it seem these lands cannot now be accounted for a "second" time, because the City Council has already approved the CUP, so that land is spoken for for the GE school.** Is that a correct understanding? Can the City let me know when they prepare the legal description for the county for consolidating the entire GE parcel for final county update?

As we have often experienced, privately held properties are not always developed to the CA states' standards or for the affordable housing crisis therefore, the city should move the RHNA site designation to sites like the Roseburg/Orchard and the Landing or to one of the many other properties that have been previously discussed by the city.

Developers have to make a profit at the end of the day, we should not give privatized properties our most precious resource and the key to our future with our most supportive standards for affordable housing when we have very desirable publicly owned properties available in areas with greater social and environmental resources as stated in the TCAC maps of this HE.

SB 35 CA LEGISLATION

Per Program HO-2.3.1 on pdf pg. 20: discusses implementing the "Streamline Ministerial Approval Process also referred to as SB 35 " effective 1.1.2018.

My understanding is that in order to qualify for SB 35 a city must satisfy a number of criteria including the following below. Has the city met all of these criteria? I do not think so, especially the wetlands criteria:

- provide the specified number of affordable housing units
- comply with objective planning standards
- are in an urban area with 75% of the perimeter developed (have we met this?)
- are on sites zoned or planned to allow residential use
- are **not located in t**he coastal zone, **agricultural land**, **wetland** or fire hazard areas

SB 35 indicates that **Ministerial review** is based on compliance with **set, objective standards and cannot involve subjective judgement**. Qualifying projects are also not subject to environmental review under the California Environmental Quality Act (CEQA).

It seems that **in order to have objective judgment there need to be very clear criteria**. Can a list of our "objective standards" be provided?

WETLAND CONSIDERATIONS

I do not understand how these 2 parcels APN 057-051-010 and APN 057-051-020 can qualify as they are on wetlands and at best may be used for agricultural uses.

See attached Wetland reports by Frances Mangels:

1. "Block 49 Wetland - Property North of 811 Pine St. Report v10.27.20.pdf" for his Soils, Hydrology, Biology Report primarily addressing Block 49 and block 50 - **Block 50 upon which these 2 APN's 057.051.020 and 057.051.010 are located.**
2. Property North of 811 Pine St REPORT 10.27.20.pdf
3. Soil Report, Diyou 138, majority of area.pdf

Further, during the Danco/Chestnut Project, Tom Hesseldenz, wetland expert, stated that the waters from Danco/Chestnut project are wetland waters and flow into the hospital waters including ponds that flow into blocks 49 and 50 (the 2 APN's are on block 50) and by Field Street and have been previously identified as Waters of the US in the "2012 Wetland Delineation Report - NSR 2012 (1).pdf. See attached.

THE CURRENT PROPOSED RHNA PARCELS HAVE "SIGNIFICANT" WETLANDS ON THEM AND ARE WETLAND AND WATERS OF THE US ADJACENT

including

a. previously identified wetlands in 2012 Delineation Study and waters; this is also supported by the Golden Eagle project and the Danco/Chestnut projects and

b. clearly obvious wetlands and waters that need to be officially recognized in a Wetland Delineation Study).

c the US Army Corp of Engineers in 2018 recertified the 2012 Wetland Delineation report for these parcels which shows wetlands

The HE Draft does NOT reflect that there are any wetlands or Waters of the US, on these 2 RHNA sites when clearly there are SIGNIFICANT Wetlands. PDF pg 171 B-5 says these parcels are not constrained by Wetlands - flooding, streams or water bodies, the presence of wetlands or brownfields. This is clearly inaccurate for a large portion of the parcels.

Below is a copy of the survey for these parcels upon which these two RHNA parcels are located on the currently owned Golden Eagle lands. The light blue and green highlights are where there are "EXISTING" and "ACTUAL - not yet officially identified" Wetlands and Waters of the US.

I have attempted to draw in where the wetlands are; for Block 49 (which these parcels are partially on and/or border) I have first hand knowledge of these wetlands as my home is directly next door. I have attached pictures of these wetlands that I see daily from my property. Block 50 below, I believe I am missing many of the wetlands as I have not been able to walk all this and to map this from sight from my property is difficult, however, there are MANY wetland areas here too as shown by the hydrophytic vegetation, soft soils etc and through Francis Mangels studies of these Wetlands. Due to the short time to prepare all this, I did not have time to map out block 50 where these 2 RHNA parcels are located, but am sure there are others who will address this more precisely.

Note, the light blue "established" wetlands were taken from the 2012 Wetland Delineation Report which is over 11 years old, and from what I can see, there are MORE wetland areas there than is shown.

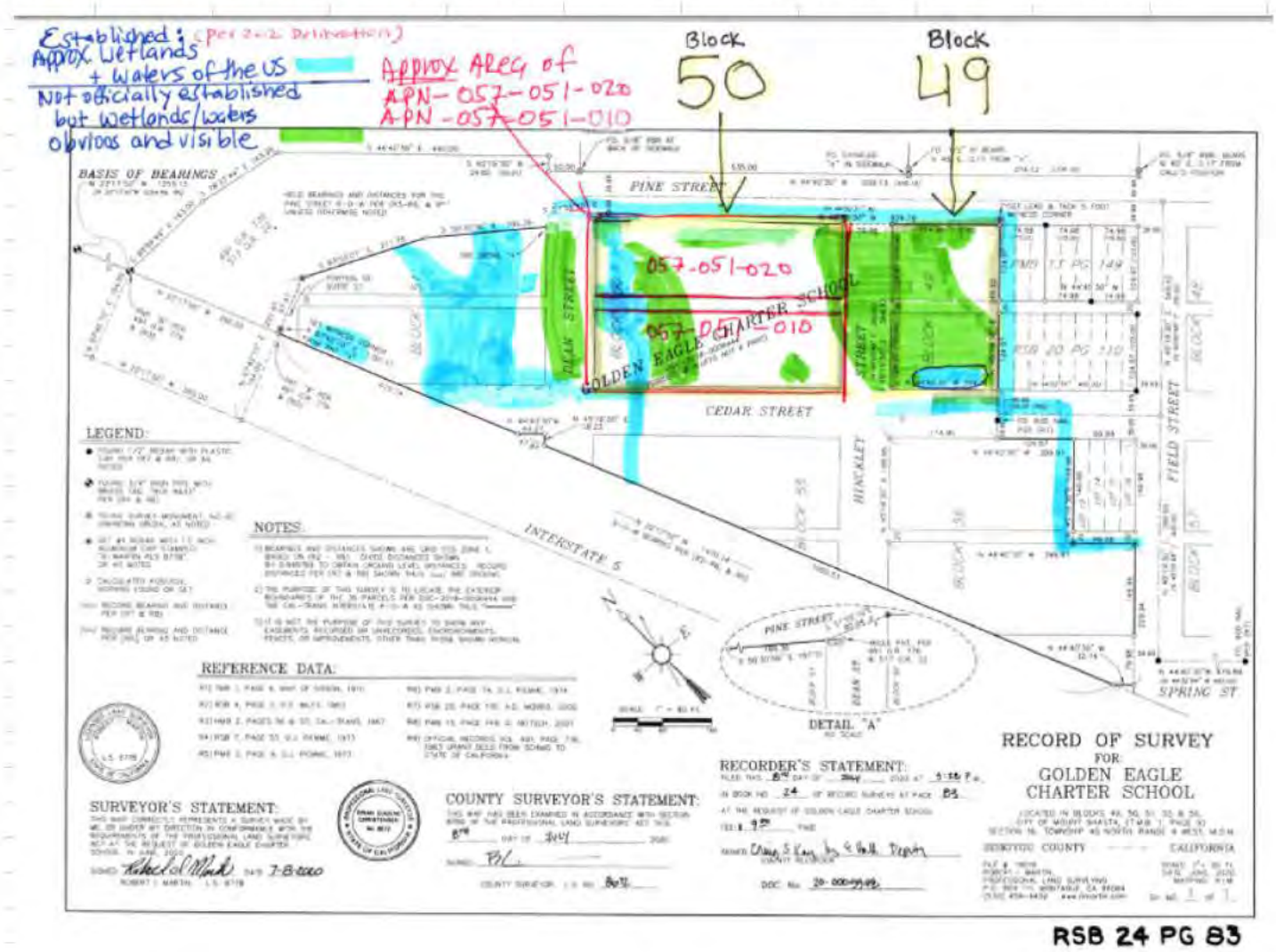
I believe the entire Golden Eagle (GE) parcel should be reevaluated for Wetlands and Waters of the US with a new Wetland Delineation Study.

Some of the GE parcel has already been 'officially' determined by the US Army Corp of Engineers and other government bodies to be Wetlands and/or Waters of the US, however, there is a large portion of the parcel that 'has not yet been officially designated' as Wetlands/Waters of the US and requires re-evaluation.

OVERVIEW OF BOTH - **a)** Identified OFFICIALLY (blue highlight and **b)** not yet 'officially' designated (green highlight) WETLANDS/Waters of the US

see disclaimer on highlights above; not to scale; was not able to fully identify all the ACTUAL wetlands on block 50 below.

copy of Survey used for GE project



Block 49 should get properly identified as Wetlands and Waters of the US are, as over 50-70% of the parcel is wetland and should be accurately described as such. These waters come most immediately from the hospital property and the ponds and from the Danco/Chestnut project lands, and which also feed from the Springs at City Park and other sources and collect on this Block 49 including the stream along my property and all feed into Lake Siskiyou, Lake Shasta and the oceans beyond.

As you can see from just this picture, there are many many perennial creeks easily visible. In addition to the perennial creeks and many ponds indicative of Wetlands, there is also much hydrophytic vegetation, other wetland hydrology and hydric soils all indicative of Wetlands.

Picture of WETLANDS that have NOT BEEN OFFICIALLY DESIGNATED YET

aka - Block 49 (lots 5,6,11,12) taken on 3.26.23 (block 50 is towards the middle of the picture.)

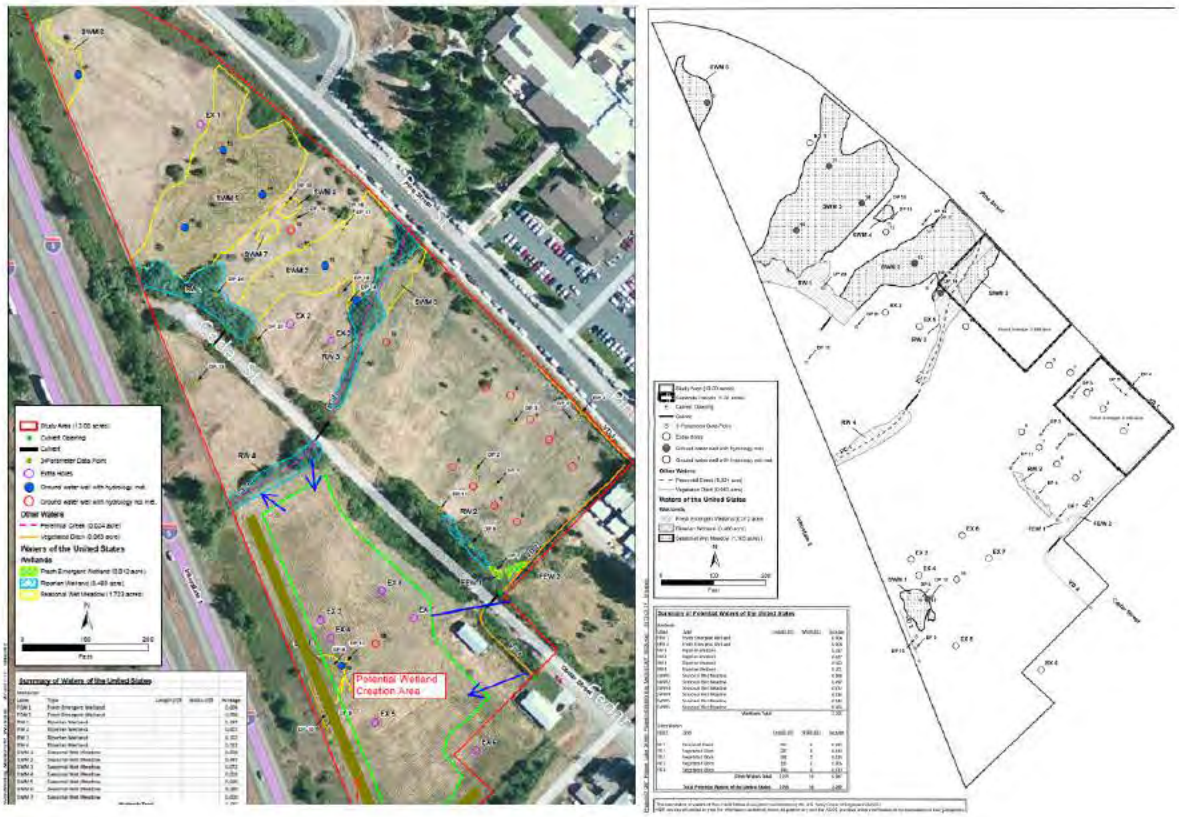
This ares north border is adjacent to the parcels APN 057-051-010 and APN 057-051-020 on block 50 and you can see the obvious wetlands here

approximate borders for Blocks 49 and 50 in relation to Cedar Street in the above picture

EXISTING WETLANDS AND WATERS OF THE US - Officially Designated

Below the2012 Wetland Delineation Study, recertified in 2018 by the US Army Corp of Engineers, shows

1. Waters of the US in RED along the property lines
2. Wetlands with the blue lines.
3. Wetlands Seasonal Wet Meadows in yellow borders (shaded areas)



RHNA sites per Housing Element PDF pg186 identifying location of APN 057-051-020 and 057-051-010

OTHER CONSIDERATIONS

NOISE -

PDF pg. 171 B-5 states that both RHNA sites are within the 60 dB-Ldn noise level contour for I-5. I can as resident adjacent to these parcels and having done some decibel readings myself, and I can tell you from personal experience that excluding the train and noise from Pine street, the I-5 noise level is often between 60-85 dB

The noise is CONSTANT. It never lets up; traffic does not let up much. These parcels are sandwiched between the I-5 noise and Pine street noise including train horn and squeaking tracks.

- GENERALLY, the readings are in the high 50's on low side and high 70's/low 80's on high side
- During a 1 minute reading with window closed from I-5 facing bedroom - MAX - 68.5 Avg 43 - constant noise
- During a 1 minute now with window open from I-5 facing bedroom - MAX 82.3 Avg 55.3 - constant noise

Has anyone considered that the this year and for the next 2 seasons **Cal Trans will be putting in a new LOUDER pavement on the northbound I-5 lanes?** This was done for the I-5 southbound lanes about 3 years ago and the noise level has been increased dramatically as cement is much louder than asphalt. **This loudness increase will NEVER go away.** Noise from I-5, Pine St. and the train all impact the noise levels for many within the City, particularly anyone located west of the North Mt. Shasta Blvd and the Railroad.

Could the HE consider adding noise barrier protections for minimally the I-5 stretch from Lassen Bridge or ideally from the Railroad bridge on north to minimally Lake Street exit, as well as consider quieter solutions for Pine St. and other road surfaces in downtown areas (such as quiet asphalt over loud concrete or inexpensive chip seal)? Having a quieter downtown can only add value to our town's unique charm.

Could a comprehensive noise study be done in the downtown and highway adjacent areas?

CODE MODIFICATIONS - BUILDING STRUCTURE HEIGHT

I would like to see the current structure height be lowered to 25' -30' with no more than 2 stories in order to help maintain the views and beauty of our town. Existing structures on N. Mt. Shasta Blvd and elsewhere be grandfathered in. Can the HE be updated to reflect this?

CEQA

Mt. Shasta is in a one of a kind area that deserves as much CEQA review as poss ble including of this HE's proposed significant changes to help protect our pristine lands. Can a CEQA review be done for this HE?

DESIGN REVIEW

In the grand scheme of things, having Design Review allows for some balance and an opportunity for review of projects at a deeper level. I understand there are state mandates that influence what local jurisdictions can do but think that Design Review is an important element of our zoning code and should be required as much as possible. Can as much Design Review as poss ble be left in the HE?

CONCLUSION

I am concerned that if we rush through the HE process we may miss important items that will impact our town for years and potentially decades to come.

I would like to ask the Planning Commission that any recommendation include actions to address all concerns brought up by myself and fellow residents, many who are very well versed in local governance, since tonight is the first time you are hearing these concerns. The HE should be a community driven document.

It is important that any recommendation by the PC on the HE address these concerns now as this is the ONLY opportunity for the PC to provide recommendations based on public input. It is unclear how comments will be addressed and followed up on between tonight's meeting and the night of the CC meeting where this is approved to send to the state. I was advised that comments would be accepted until the night of the CC meeting, including at the meeting, however, it is unclear how much consideration can be provided to such comments since the PC is not involved at this point. Please modify the PC recommendation for this Agenda Item #4 to include at least the following:

- the ENTIRE Golden Eagle parcel be reevaluated for wetlands with an official Wetland Delineation Study and/or ask the US Army Corp of Engineers to do a FULL WALKING TOUR SITE VISIT so they can update their 2018 recertification.
- that Block 49 be properly identified as wetlands vs. just the the east, south and west borders and some of the ponds along Cedar Street and that this land be protected from development because the geese forage and nest here, as do birds, deer and many other wildlife.
    - there was discussion of making trails from Lassen Bridge through these lands and including this Block 49 so people could walk, bike etc. to town.
- that there be a noise study done in general, but particularly for these 2 selected RHNA sites
- that the current structure height be lowered to 25' -30' with no more than 2 stories in order to help maintain the scenic views and beauty of our town.
- as well as consideration for the other items discussed above.

Thank you for your consideration of these comments and ideas.

Respectfully submitted,

Johanna Altorfer

Mt. Shasta

5 attachments

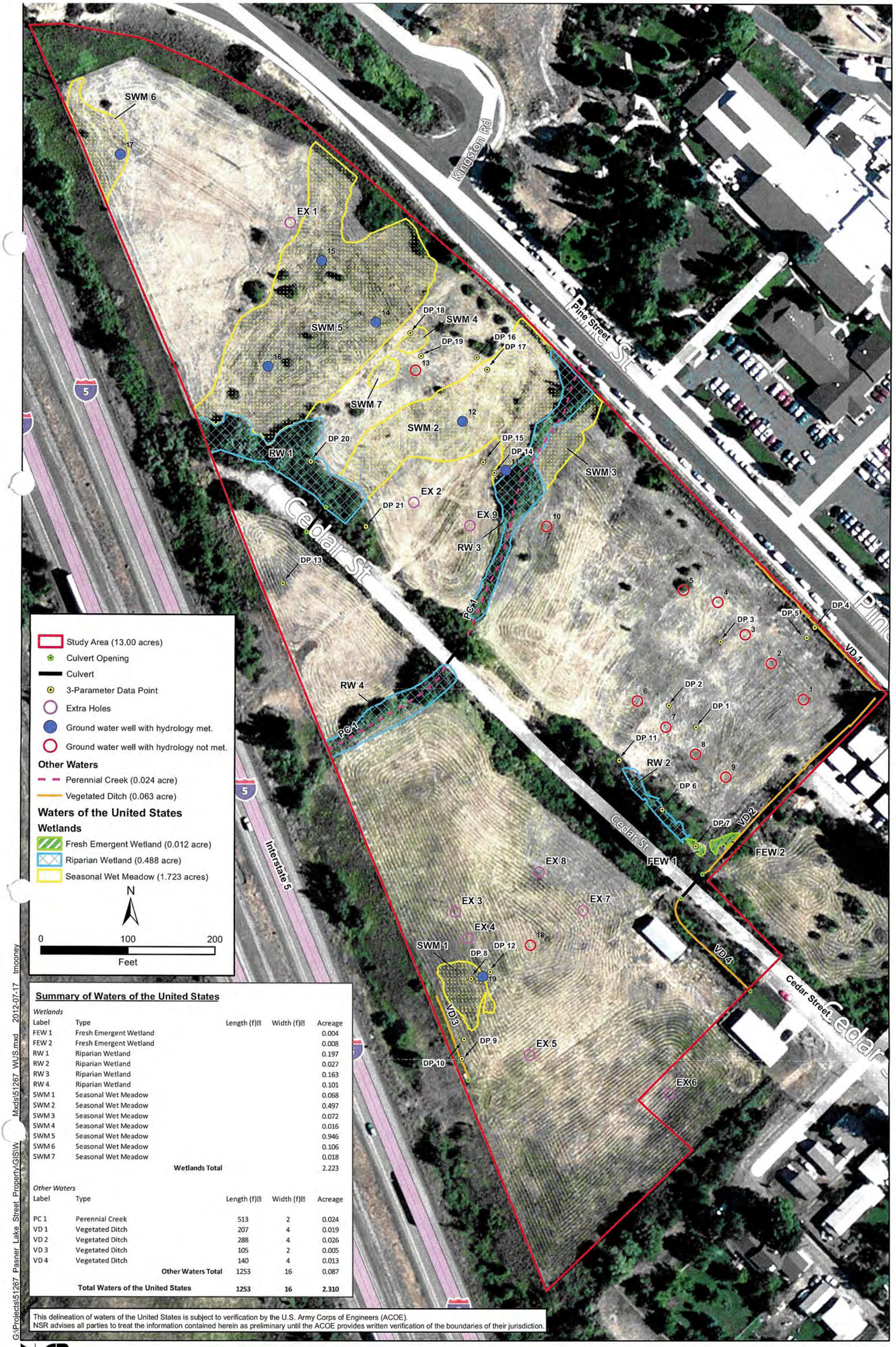
Soil Report, Diyou 138, majority of area.pdf
67K

Property North of 811 Pine St REPORT 10.27.20.pdf
2636K

BLOCK 49 WETLAND - Property North of 811 Pine St REPORT v10.27.20.pdf
2636K

2018 jurisdictional delineation.pdf
1763K

2012 submitted maps.pdf
10585K



Summary of Waters of the United States

Wetlands

Label	Type	Length (f)	Width (f)	Acreage
FEW 1	Fresh Emergent Wetland			0.004
FEW 2	Fresh Emergent Wetland			0.008
RW 1	Riparian Wetland			0.197
RW 2	Riparian Wetland			0.027
RW 3	Riparian Wetland			0.163
RW 4	Riparian Wetland			0.101
SWM 1	Seasonal Wet Meadow			0.068
SWM 2	Seasonal Wet Meadow			0.497
SWM 3	Seasonal Wet Meadow			0.072
SWM 4	Seasonal Wet Meadow			0.016
SWM 5	Seasonal Wet Meadow			0.946
SWM 6	Seasonal Wet Meadow			0.106
SWM 7	Seasonal Wet Meadow			0.018
	Wetlands Total			2.223

Other Waters

Label	Type	Length (f)	Width (f)	Acreage
PC 1	Perennial Creek	513	2	0.024
VD 1	Vegetated Ditch	207	4	0.019
VD 2	Vegetated Ditch	288	4	0.026
VD 3	Vegetated Ditch	105	2	0.005
VD 4	Vegetated Ditch	140	4	0.013
	Other Waters Total	1253	16	0.087
	Total Waters of the United States	**1253**	**16**	**2.310**

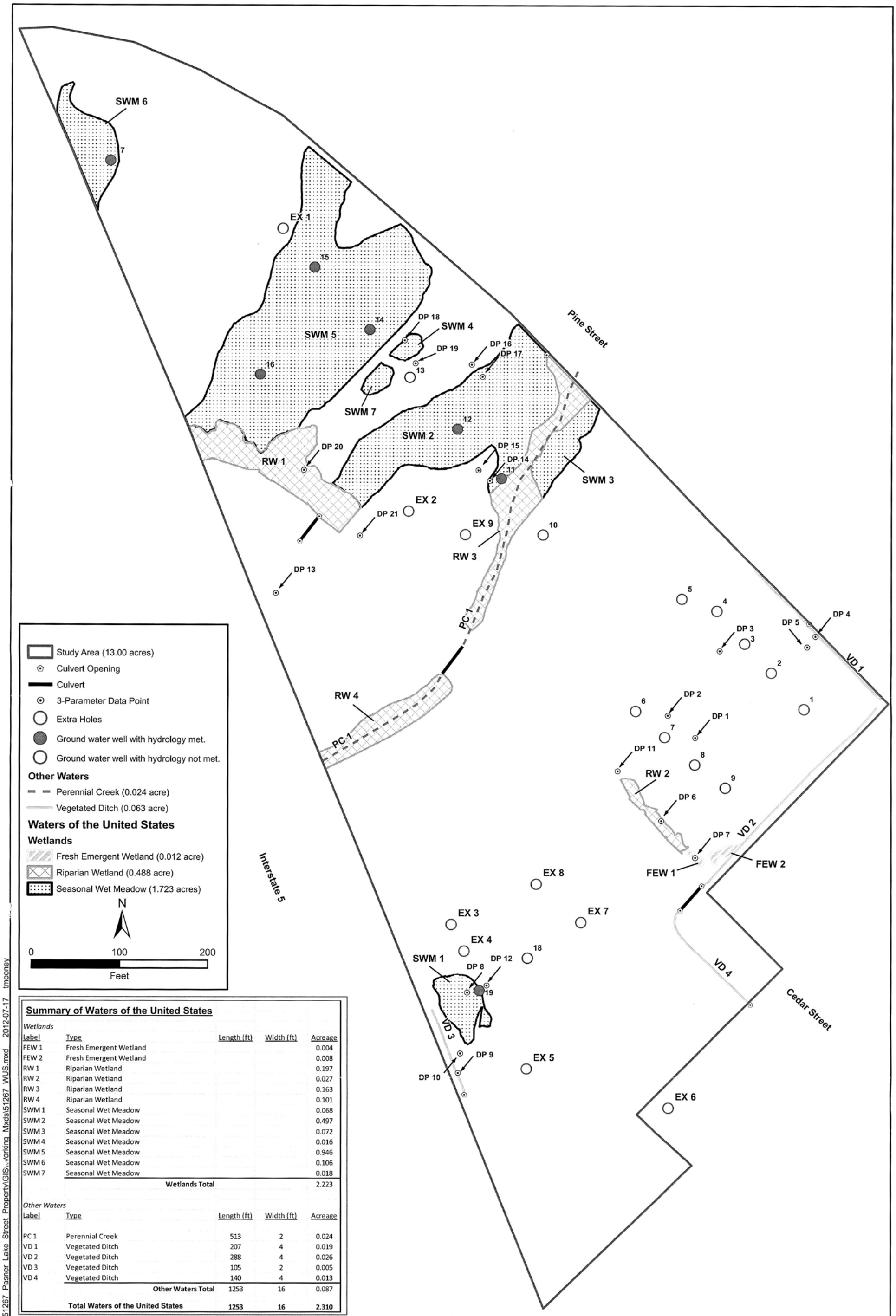
This delineation of waters of the United States is subject to verification by the U.S. Army Corps of Engineers (ACOE).
NSR advises all parties to treat the information contained herein as preliminary until the ACOE provides written verification of the boundaries of their jurisdiction.

G:\Projects\51267 Pasner Lake Street Property\GIS\WMxds\51267 WUS.mxd 2012-07-17 tmooney

North State Resources, Inc.

Pasner Lake Street Property

Figure 3
Waters of the United States, including Wetlands
August 29, 2012



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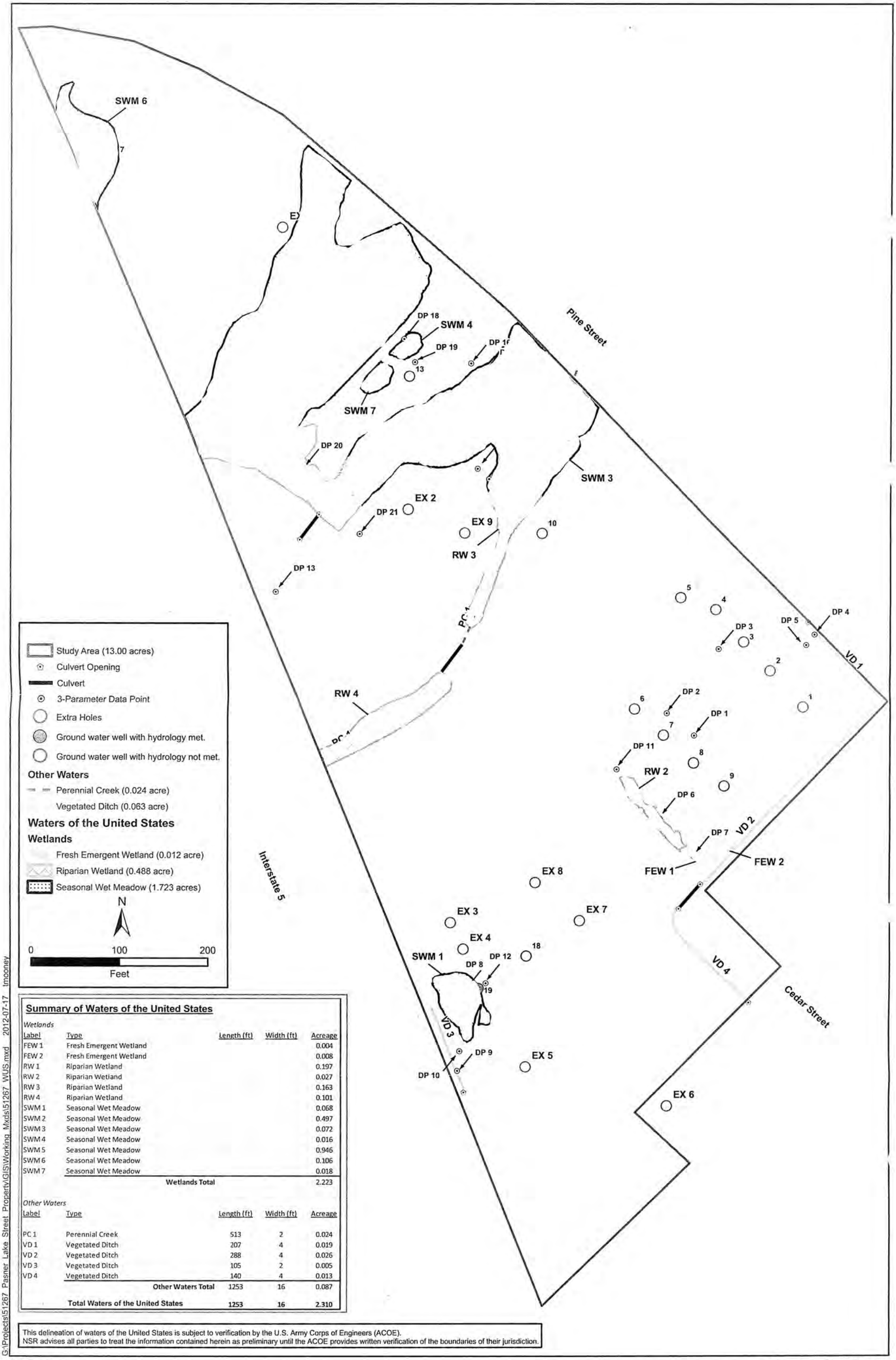

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SWM 3	Seasonal Wet Meadow			0.072
SWM 4	Seasonal Wet Meadow			0.016
SWM 5	Seasonal Wet Meadow			0.946
SWM 6	Seasonal Wet Meadow			0.106
SWM 7	Seasonal Wet Meadow			0.018
	Wetlands Total			2.223

Other Waters

Label	Type	Length (ft)	Width (ft)	Acreage
PC 1	Perennial Creek	513	2	0.024
VD 1	Vegetated Ditch	207	4	0.019
VD 2	Vegetated Ditch	288	4	0.026
VD 3	Vegetated Ditch	105	2	0.005
VD 4	Vegetated Ditch	140	4	0.013
	Other Waters Total	1253	16	0.087
	Total Waters of the United States	**1253**	**16**	**2.310**

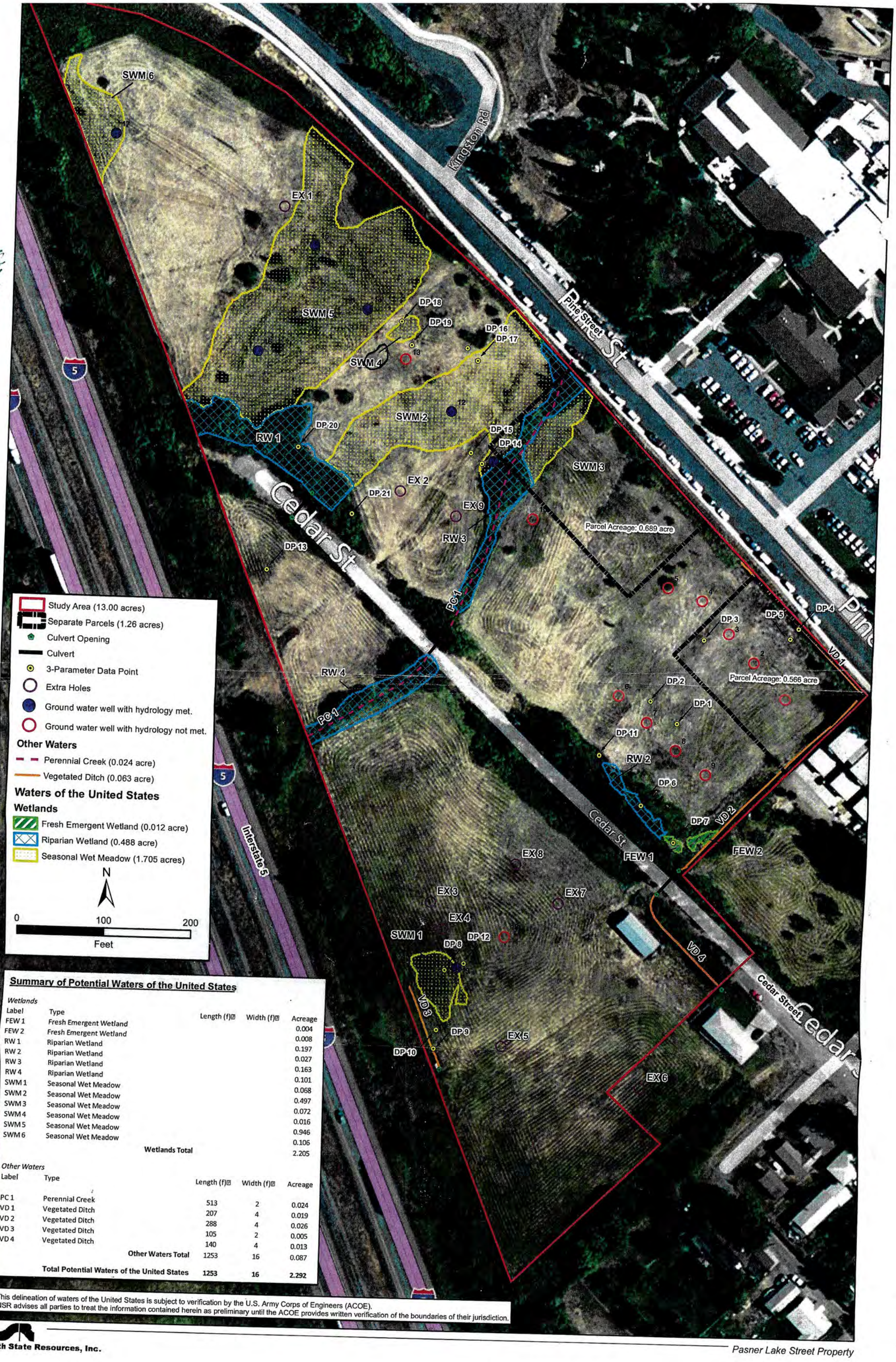
This delineation of waters of the United States is subject to verification by the U.S. Army Corps of Engineers (ACOE).
NSR advises all parties to treat the information contained herein as preliminary until the ACOE provides written verification of the boundaries of their jurisdiction.

G:\Projects\51267 Pasner Lake Street Property\GIS\Working Mxds\51267 WUS.mxd 2012-07-17 lmooney

North State Resources, Inc.

Pasner Lake Street Property

Figure 3
Waters of the United States, including Wetlands
August 29, 2012



Summary of Potential Waters of the United States

Wetlands

Label	Type	Length (f)	Width (f)	Acreage
FEW 1	Fresh Emergent Wetland			0.004
FEW 2	Fresh Emergent Wetland			0.008
RW 1	Riparian Wetland			0.197
RW 2	Riparian Wetland			0.027
RW 3	Riparian Wetland			0.163
RW 4	Riparian Wetland			0.101
SWM 1	Seasonal Wet Meadow			0.068
SWM 2	Seasonal Wet Meadow			0.497
SWM 3	Seasonal Wet Meadow			0.072
SWM 4	Seasonal Wet Meadow			0.016
SWM 5	Seasonal Wet Meadow			0.946
SWM 6	Seasonal Wet Meadow			0.106
	Wetlands Total			2.205

Other Waters

Label	Type	Length (f)	Width (f)	Acreage
PC 1	Perennial Creek	513	2	0.024
VD 1	Vegetated Ditch	207	4	0.019
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VD 3	Vegetated Ditch	105	2	0.005
VD 4	Vegetated Ditch	140	4	0.013
	Other Waters Total	1253	16	0.087
	Total Potential Waters of the United States	**1253**	**16**	**2.292**

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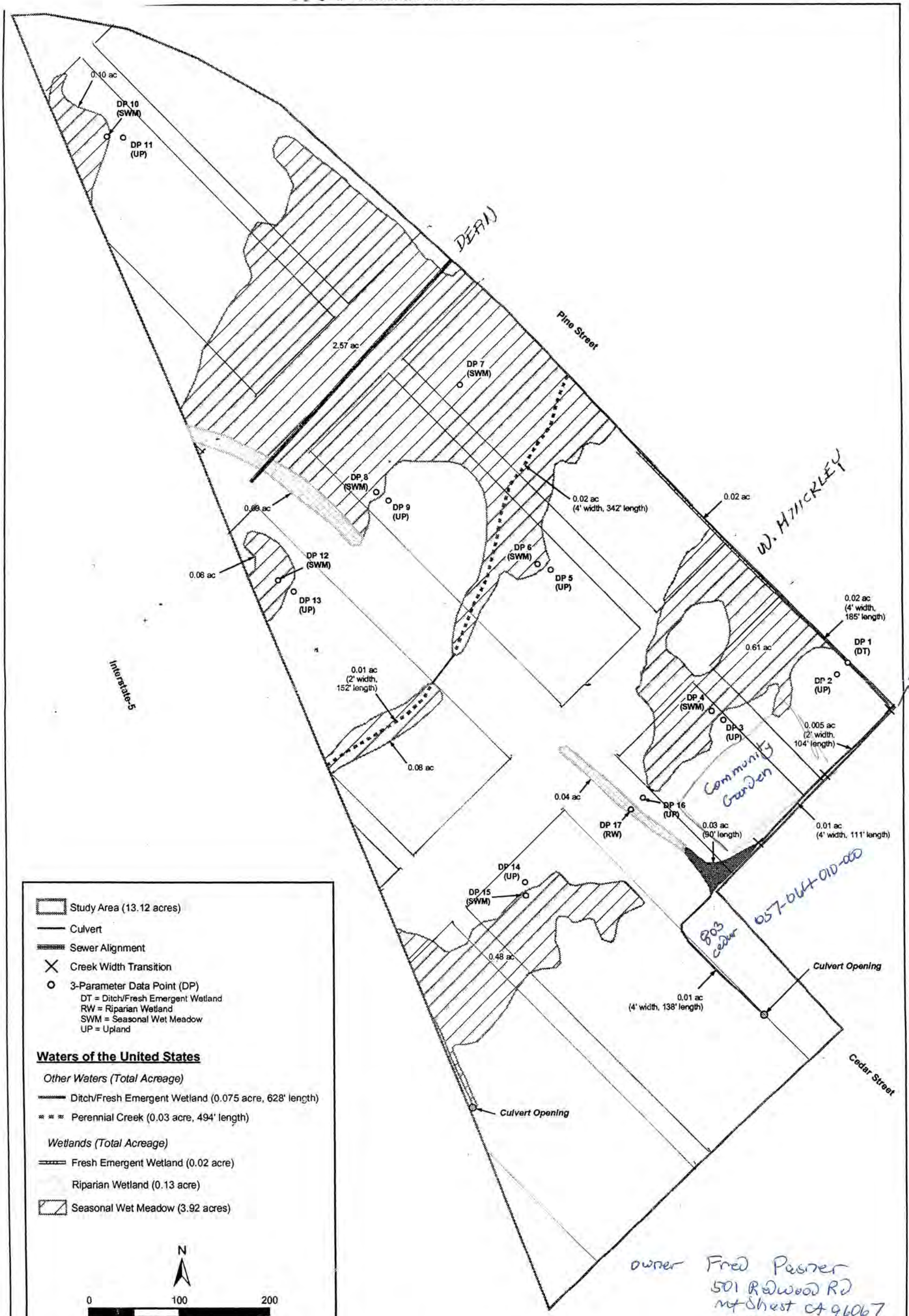
G:\Projects\51267 Pasner Lake Street Property\GIS\Working Mxds\51267 WUS.mxd 2012-07-17 tmooney

North State Resources, Inc.

Pasner Lake Street Property

Figure 3
Potential Waters of the United States, including Wetlands



North State Resources, Inc.

Bama Investments Development Project

Figure 4. Revised Boundaries of Waters of the U.S., Including Wetlands

DEPARTMENT OF THE ARMY
SAN FRANCISCO DISTRICT, U.S. ARMY CORPS OF ENGINEERS
450 GOLDEN GATE AVENUE, 4TH FLOOR, SUITE 0134
P.O. BOX 36152
SAN FRANCISCO, CALIFORNIA 94102-3406

JANUARY 9, 2019

Regulatory Division

Subject: File No. 2005-299800N

Mr. Nick Trover
974 Forest Avenue
Chico, CA 95928

Dear Mr. Trover:

This correspondence is in reference to your submittal of February 27, 2018 requesting a preliminary jurisdictional determination of the extent of navigable waters of the United States and waters of the United States occurring on an undeveloped property commonly known as the Pasner Lake Street Property, located between Interstate 5 and Pine Street (APN 057-031-030, -060; 057-044-020, -040; 057-051-010, -020; 057-064-070, -030; 057-071-010, -040) in the City of Mount Shasta, Siskiyou County, California, at center latitude 41.317418°N, longitude -122.322194°W.

All proposed discharges of dredged or fill material occurring below the plane of ordinary high water in non-tidal waters of the United States; or below the high tide line in tidal waters of the United States; and within the lateral extent of wetlands adjacent to these waters, typically require Department of the Army authorization and the issuance of a permit under Section 404 of the Clean Water Act of 1972, as amended, 33 U.S.C. § 1344 *et seq*.

The enclosed delineation map entitled "Pasner Lake Street Property", in one sheet and date certified August 21, 2018, depicts the extent and location of wetlands and other waters of the United States, within the boundary area of the site that **may be** subject to U.S. Army Corps of Engineers' regulatory authority under Section 404 of the Clean Water Act. This preliminary jurisdictional determination is based on the current conditions of the site, as verified during a field investigation of June 26, 2018, a review of available digital photographic imagery, and a review of other data included in your submittal. While this preliminary jurisdictional determination was conducted pursuant to Regulatory Guidance Letter No. 16-01, *Jurisdictional Determinations*, it may be subject to future revision if new information or a change in field conditions becomes subsequently apparent. The basis for this preliminary jurisdictional determination is fully explained in the enclosed *Preliminary Jurisdictional Determination Form*. The basis for this preliminary jurisdictional determination is fully explained in the enclosed *Preliminary Jurisdictional Determination Form*. You are requested to sign and date this form and return it to this office within two weeks of receipt.

You are advised that the preliminary jurisdictional determination may **not** be appealed through the U.S. Army Corps of Engineers' *Administrative Appeal Process*, as described in 33

C.F.R. pt. 331 (65 Fed. Reg. 16,486; Mar. 28, 2000). Under the provisions of 33 C.F.R Section 331.5(b)(9), non-appealable actions include preliminary jurisdictional determinations since they are considered to be only advisory in nature and make no definitive conclusions on the jurisdictional status of the water bodies in question. However, you may request this office to provide an approved jurisdictional determination that precisely identifies the scope of jurisdictional waters on the site; an approved jurisdictional determination may be appealed through the *Administrative Appeal Process*. If you anticipate requesting an approved jurisdictional determination at some future date, you are advised not to engage in any on-site grading or other construction activity in the interim to avoid potential violations and penalties under Section 404 of the Clean Water Act. Finally, you may provide this office new information for further consideration and request a reevaluation of this preliminary jurisdictional determination.

You may refer any questions on this matter to L. Kasey Sirkin of my Regulatory staff by telephone at 707-443-0855 or by e-mail at l.k.sirkin@usace.army.mil. All correspondence should be addressed to the Regulatory Division, North Branch, referencing the file number at the head of this letter.

The San Francisco District is committed to improving service to our customers. My Regulatory staff seeks to achieve the goals of the Regulatory Program in an efficient and cooperative manner while preserving and protecting our nation's aquatic resources. If you would like to provide comments on our Regulatory Program, please complete the Customer Service Survey Form available on our website: http://www.spn.usace.army.mil/Missions/Regulatory.aspx.

Sincerely,

CONNOR.WILLIAM.MATTHEW.III.1149355045
2019.01.09 14:52:49 -08'00'

Rick M Bottoms, Ph.D.
Chief, Regulatory Division

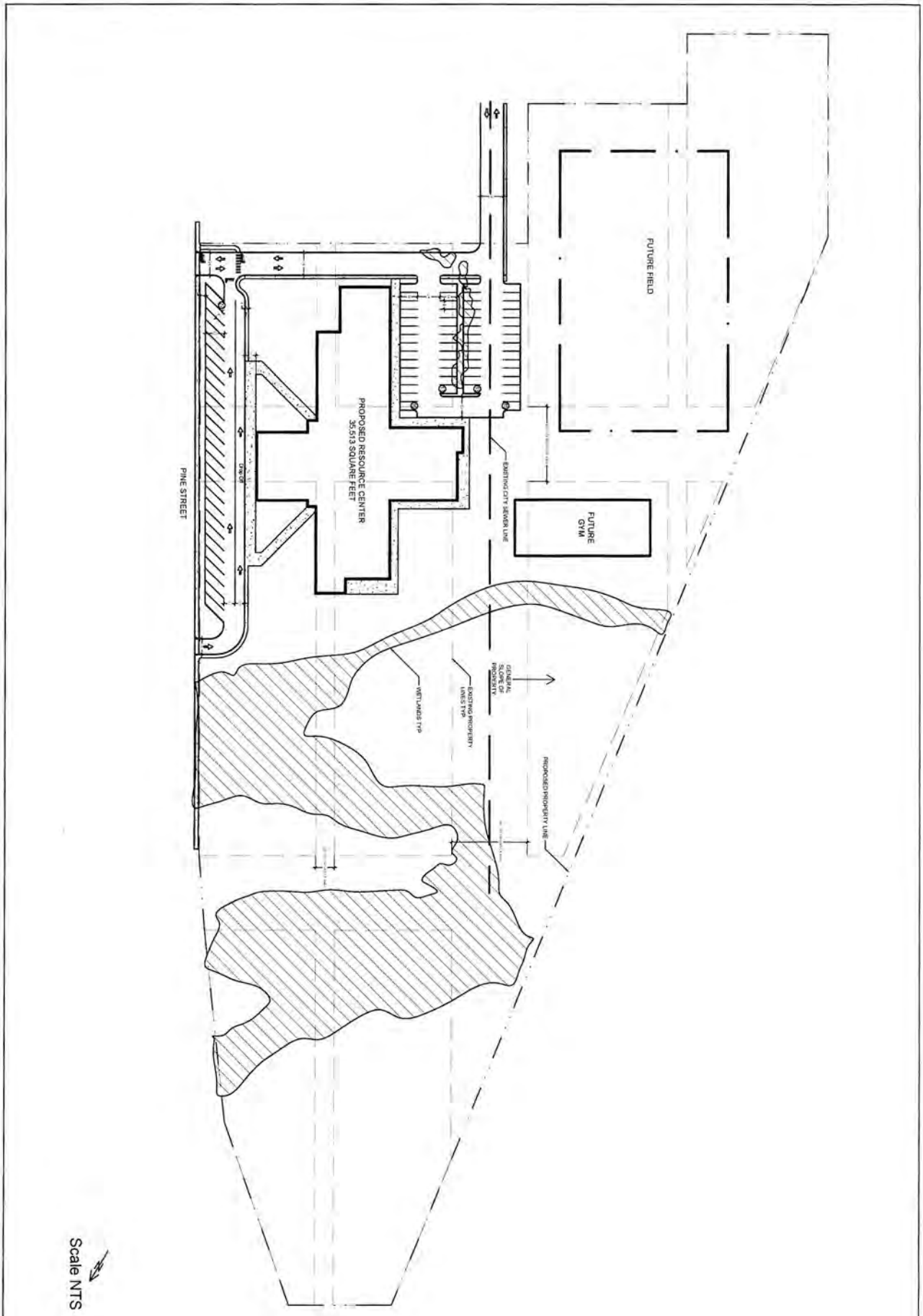
Enclosures

Copy Furnished (w/ encl 1 only):

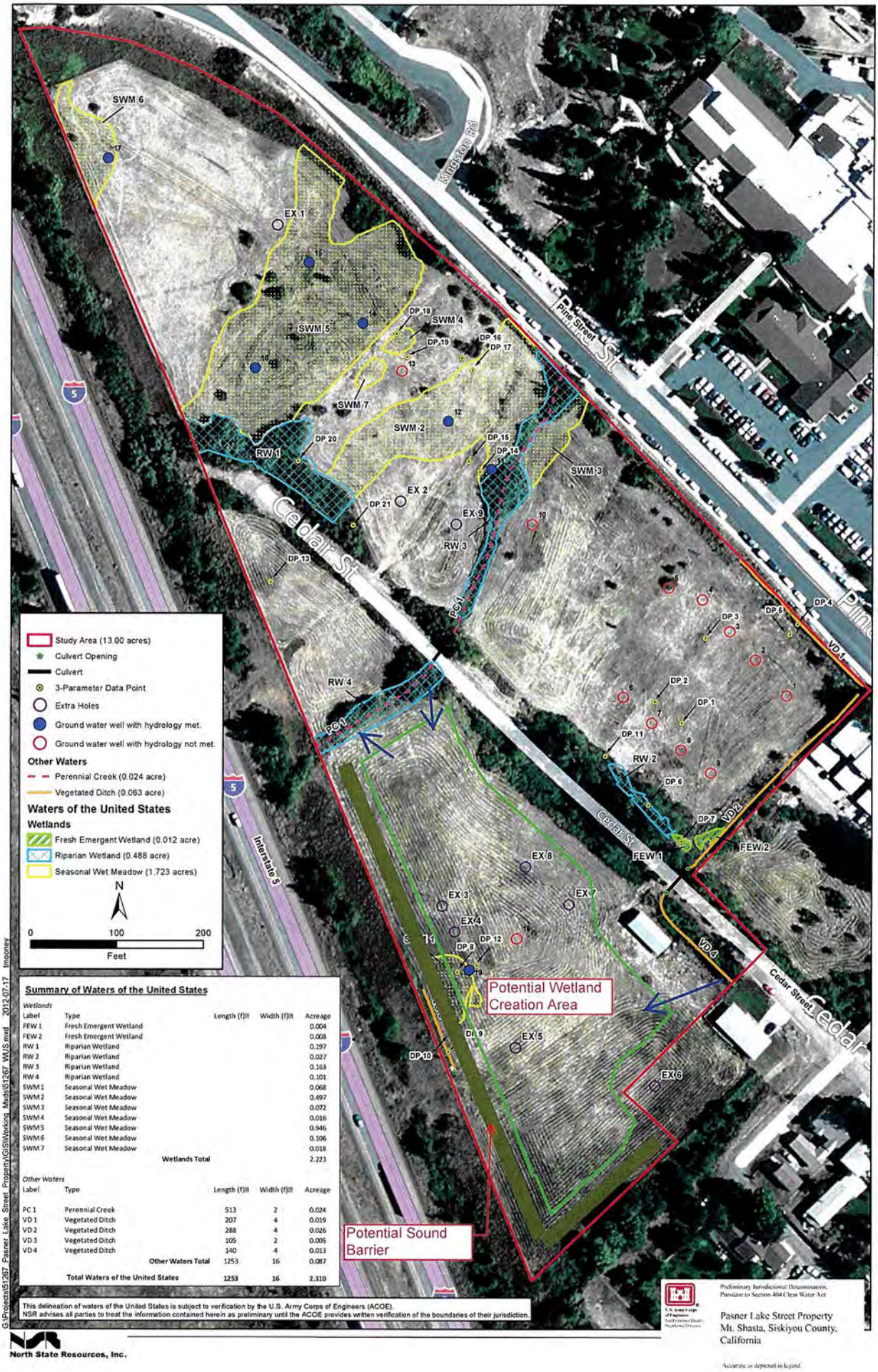
CA RWQCB, Redding, CA

CF:

SHIRAH
Project & Construction Services Managers
GOLDEN EAGLE CHARTER SCHOOL
CONCEPTUAL SITE PLAN
TROVER CONSTRUCTION
PROJECT MANAGEMENT
Nick Trover 530-519-7132
REVISION
2.12.18
Scale 1" = 60'-0"
0 20' 60'
PINE STREET
STING CITY SEWER LINE
GENERAL
GYM



2	2.12.16	SHIRAH builders Project & Construction Services Managers	GOLDEN EAGLE CHARTER SCHOOL CONCEPTUAL SITE PLAN	TROVER CONSTRUCTION PROJECT MANAGEMENT Nick Trover 530-519-7132


Study Area (13.00 acres)
Culvert Opening
Culvert
3-Parameter Data Point
Extra Holes
Ground water well with hydrology met.
Ground water well with hydrology not met.
Other Waters
Perennial Creek (0.024 acre)
Vegetated Ditch (0.063 acre)
Waters of the United States
Wetlands
Fresh Emergent Wetland (0.012 acre)
Riparian Wetland (0.488 acre)
Seasonal Wet Meadow (1.723 acres)
N
0
100
200
Feet
Potential Wetland Creation Area
Potential Sound Barrier
Kingston Rd
Pine Street
Cedar St
Interstate 5
SWM 6
SWM 5
SWM 4
SWM 7
SWM 2
SWM 3
RW 1
RW 3
RW 4
RW 2
FEW 1
FEW 2
VD 1
VD 2
VD 4
PC 1
EX 1
EX 2
EX 3
EX 4
EX 5
EX 6
EX 7
EX 8
EX 9
DP 1
DP 2
DP 3
DP 4
DP 5
DP 6
DP 7
DP 8
DP 9
DP 10
DP 11
DP 12
DP 13
DP 14
DP 15
DP 16
DP 17
DP 18
DP 19
DP 20
DP 21
Summary of Waters of the United States
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FEW 2 Fresh Emergent Wetland 0.008
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Total Waters of the United States 1253 16 2.310
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NSR advises all parties to treat the information contained herein as preliminary until the ACOE provides written verification of the boundaries of their jurisdiction.
Preliminary Jurisdictional Determination
Pursuant to Section 404 Clean Water Act
Pasner Lake Street Property
Mt. Shasta, Siskiyou County, California
North State Resources, Inc.
G:\Projects\51267_Pasner_Lake_Street_Property\GIS\Working_Mxds\51267_WJS.mxd 2012-07-17 lmooney

SOILS, HYDROLOGY, BIOLOGY REPORT Francis Mangels 10/27/20

This paper analyzes the wetlands North and NW of 811 Pine Street in Mount Shasta, CA 96067, done on October 27, 2020. The analyzer covered the area between Pine Street and Cedar Street. The examiner, Francis Mangels, had previously covered the area to the I-5 Freeway with Fred Pasner (prior owner of these parcels) about 15 years ago and was familiar with it.

Francis Mangels has a BS in Forestry, MS in Zoology, minors equivalents in 12 other related field equivalent to a USDA GS-9/11 position. He is now retired after 35 years of USDA USFS SCS service as a hydrologist, range officer, botanist, soil scientist, agriculturist, and other fields.

SOILS

The major soil type is a Diyou 138, some with the closely related Odas 198, with very small inclusions of Deetz 125 (total less than 0.2 acre). The Diyou is treated in depth in the attachment to this paper, the Odas is very similar, but suffice to say these soils are wetland loam, and where not waterlogged, are excellent agricultural soils. They are not usually suitable for construction without considerable expense to drain and dry out the very high water tables usually found there.

HYDROLOGY

The area between Pine Street and I-5 freeway, with very small exceptions 1-2%, is palustrine wetlands or high water table. Basements of some nearby homes flood periodically. The Mount Shasta aquifer flows southwest downhill toward the freeway. Small ponds are present and nearby. Spring holes are abundant on the property, as I counted about ten with active water, though perhaps twice that many exist in a normal year. Some pedestal positions of grass clumps occurs, but these generally collapse in drought.

Due to severe drought conditions since about 2014 and dry conditions since year 2000, it is significant that so many of these spring holes, flowages, and seep areas have active flowing water or water at the soil surface. A small 0.1 acre pond backs up east of Cedar Street below the cottonwoods and another pond is near the freeway. Neither dry up. The wettest areas are on the southern end of the area next to 811 Pine in Block 49 of Parcel A between Pine Street and Cedar Street. It was here that flowing perennial creeks or springs were noted throughout - even in this dry year which is significant. This area was considerably wetter than further north in the Block 50 area which exhibited many spring holes and dry holes currently, but in wet years these would also be perennial springs or creeks as identified in block 49. (see sample pictures below)

Surface water, not counting roadside or property edge ditches, flows SW toward the proposed school building and freeway. Some enters via culvert drainage from medical facilities to the east. A signed sewer line and some leakage may be a contributing factor.

BOTANY

All wet areas are predominantly covered by about 4 species of sedge grasses. It was likely overgrazed at one time due to an abundance of wire grass, reed grass, and teasel weed (cone flower) in wetter areas. Areas of active flow usually have common cattails, and watercress near culverts.

Semi-wet areas have intermediate wheatgrass and bluegrass, with a scattering of timothy, canary grass, tall fescue, other grasses, and invasive weeds in various places. Most native wetland species were likely eliminated decades ago, after livestock grazing and failed replanting attempts.

Trees are scattered accidentals, including six wild apple trees, willows, a Norway maple, and several hawthorns. Creeping roses planted in the 1950s for wildlife and the usual common invasive blackberries have little effect. About ten dying native cottonwoods line the north end of Cedar Street, with a few incense cedar. Apples and willows have some wildlife value, but are too scattered.

No TES plants were found, but the season was inappropriate for a proper survey; June is good.

WILDLIFE

This area is winter range for local deer, and mountain lions, bobcats, coyotes, red-legged foxes, bears, etc. have been seen (USFS records Mangels 1981-2008). Red tail and marsh hawks frequent the area, though ferruginous, red shouldered, merlin, sparrow hawks, falcons, eagles, vultures, barn owls, and great horned owls are seen. Typical small birds use the area (Mt. Shasta Audubon Society, Mangels).

Canada Geese can regularly be seen grazing and seasonally nest in these meadows. Mallard ducks and quail occasionally graze this meadow, but are not hunted there.

Significantly, this area is winter range for endangered great gray owls, threatened spotted owls, and were recorded as common visitors from November to May (Mangels USFS). Martin (sensitive) were occasionally seen. No other TES (threatened, endangered, sensitive) species are recorded by Mangels.

SOLUTIONS

The most reasonable solution is to not build anything on the site, not even a parking lot. Maintenance will be a problem to paved lots due to spongy wetland soils. Springs can occur underneath asphalt or buildings. For proposed buildings, one may expect foundation collapse and shifting problems.

West of Cedar Street, if anything is to be done, is best used for agricultural use such as a Community Garden. I suggest vegetables sold in stores and no exotics.

With significant money and political investment, some low small buildings may be possible. A survey for corrugated pipe drainage of the wetlands is possible, if one can find a place to dump the water as was done years ago. Possibly this could be done at the freeway, though it may make an attractive nuisance and hazard of deer and other wildlife to traffic.

The source of the waters in the vegetated ditch that runs along Pine Street then along property lines west to Cedar Street are from both 1) Crystal Geyser land via City Park via hospital via pipes to the ditch along Pine Street and from 2) well water pumped and used by hospital with overflow going into the culvert pipes. These waters flow downhill from Cedar and go into Wagon Creek, Lake Siskiyou and beyond. Wetlands to the east of Pine were drained by construction and now flow into Pine Street ditch or across Pine Street.

The project may also have water shortage and pollution effects on Wagon Creek and its trout. Contamination of domestic water supplies and wells further south or west is probable from sewage.

Visual problems, traffic noise, and wildlife disturbance are factors. I suggest parking lots or buildings might be expanded into the dry lot south of Dignity Health on Pine Street instead.

Tree and bush plantings would be very limited and only on drier areas, but cottonwood and aspen may

be good choices, the latter because aspen have less of a falling tree hazard and screen well if dense. In drier areas, Klamath plum, service berry, and chokecherry would be excellent native choices in Deetz soils. Mountain ash trees with orange berries would also be good. This is a typical USFS project. Conifers and evergreens create a dangerous fire or falling hazard and should be avoided near I-5.

In very wet areas, willow cuttings from a large bush on Pine Street would be an excellent choice for small bird and wildlife cover. Cut and immediately jam willow stems into muddy areas in spring or summer. This is a good boy scout project. The USFS has been very successful with cuttings.

Providing bushes and trees reduces sewage pollution and removes water. This part of the solution provides side benefits as well. Wild crafting, bird watching, and field trips from schools are probable.

USFWS should be consulted regarding recorded sightings of TES species of owls and other wildlife. Removal of wetlands, riparian, and streams on the property should be mitigated if the project proceeds.

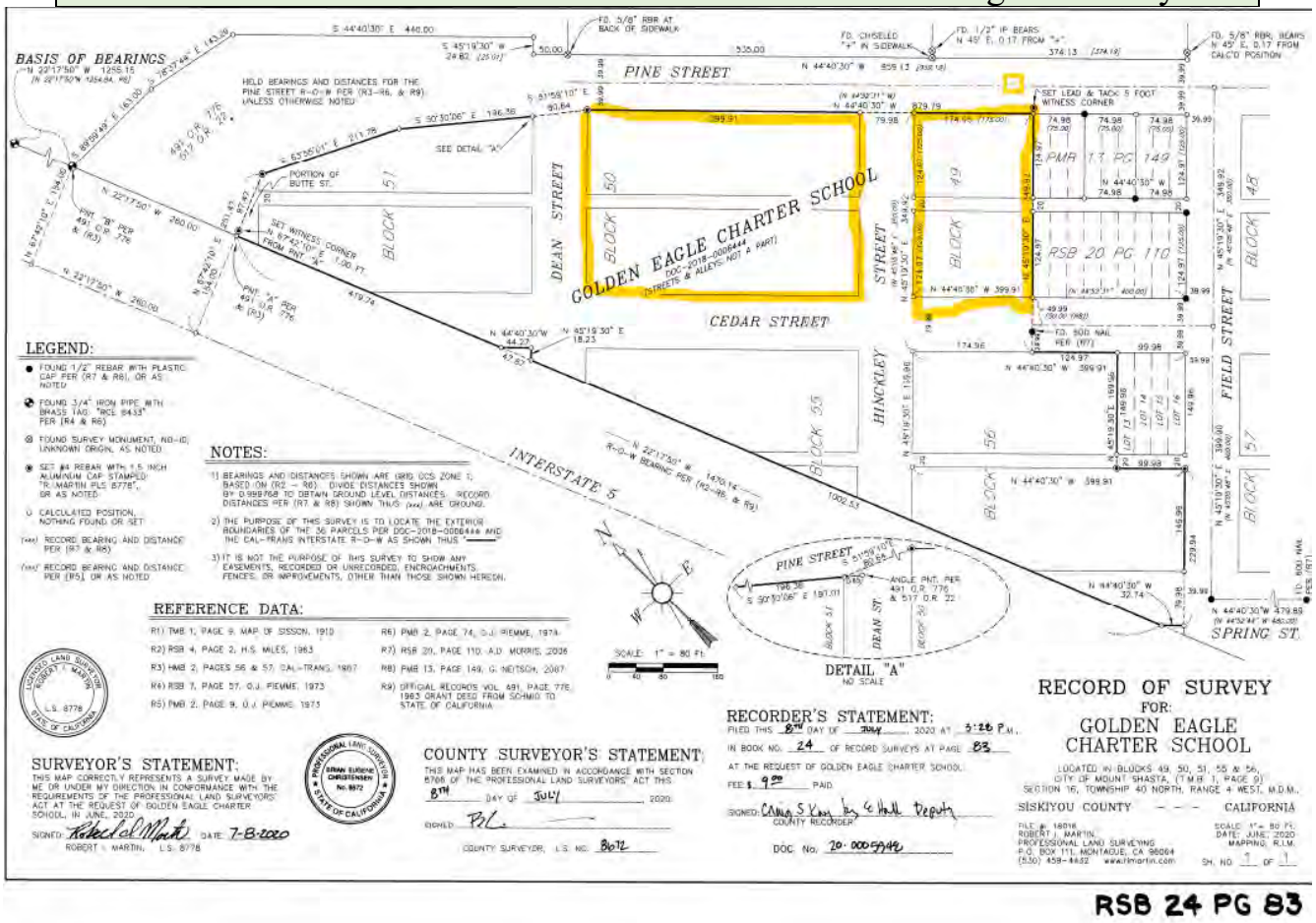
This document has been provided at no charge and further inquiries are welcome.

Francis Mangels, 736 Pine Ridge, Mt. Shasta, CA 96067 phone 227-6294 or 926-0311 in PM.

****

See pictures attached below taken on 10.27.20

FINAL SURVEY OF PARCELS – shows Block 49 and 50 designations in yellow



SUMMARY

These are excerpts of pictures taken of various different locations in the two areas (Block 49 and approximately the middle of Block 50, which is approximately in the middle of all parcels and where gated entrance is); more pictures were taken and are available upon request. Below are examples of what was found in each area.

SOILS – DIYOU 138 - see separate attachment for additional discussion of Diyou 138 soils**, indicative of wetlands, which comprises the majority of the soils between Pine Street and Cedar Street – approx. 98-99%.**

BLOCK 49, Parcel A (next to 811 Pine Street)

per analysis of waters, soils and vegetation in discussion above, this Block 49 is currently the wettest area of all the parcels.

LEFT– perennial creek; water flows; (in wet years this would be wider, longer)
MIDDLE – overview of perennial creek on left; water definitely flows and could visually see further up (see top blue arrow) – it may start beyond there
RIGHT – (another example) A very wet spring; (in wet years this would be wetter and perennial creek)

BLOCK 49, Parcel A (cont.)

A perennial spring (another example)

2 different overview perspectives in relation to 811 Pine for perspective on Block 49; contains perenial creeks, springs and seeps; the wettest areas today are here

LEFT - perennial creeks, springs and vegetated ditch come together from Block 49 waters in a pond of

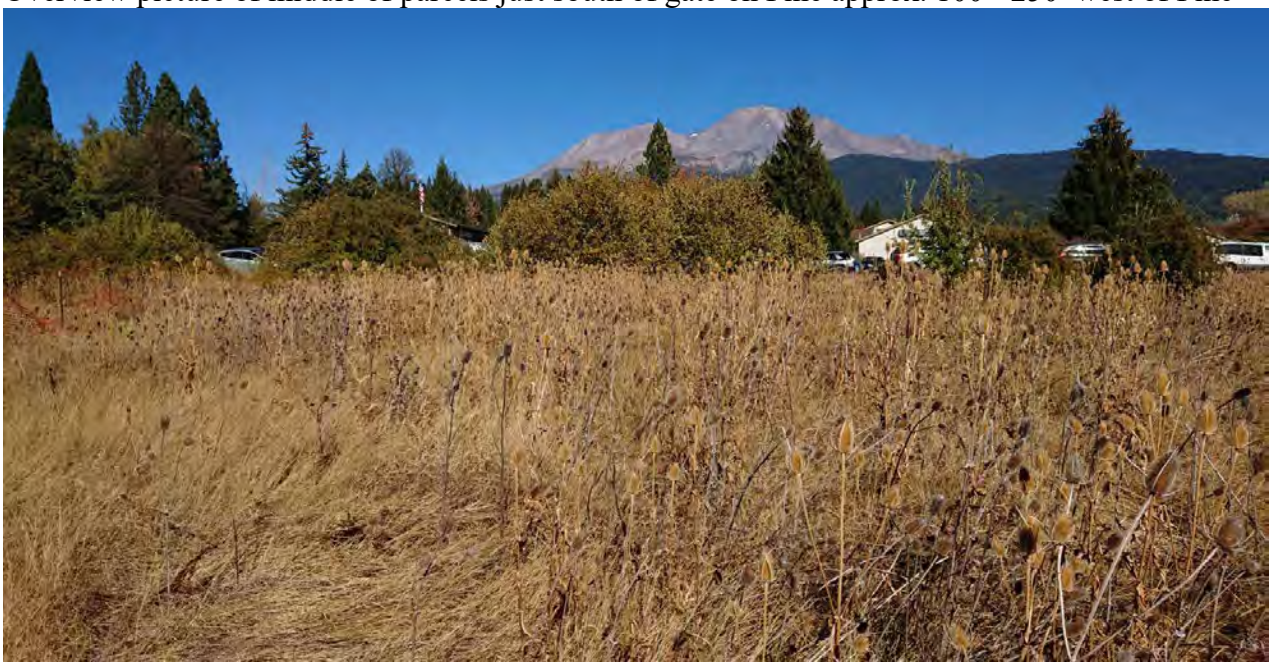
water next to Cedar Street (different example)
MIDDLE AND RIGHT – deer tracks coming and going from 811 Pine alley, garage

Approx. middle of BLOCK 50

Note: this middle gated entrance off Pine Street has pallets on ground to keep your feet dry, however, this area was noted to be dry at this time. Areas walked include just west and south of this gated entrance and about 100' – 250' inside of gate.

BELOW - DRY SPRINGS (in wet years, this is wet)
Soil is Diyou 138
Sampled just inside gated entrance off Pine Street about midway up on empty lots and approx. 100ft – 250ft in from gate– approximately where current wetlands are designated

Overview picture of middle of parcels just south of gate on Pine approx. 100’ -250’ west of Pine



Approx. BLOCK 50 (in area just after gate in middle of property parcels currently designated wetland)

Biannual – Teasel weed, often found in wetland areas; this is dry because of drought for approx. 20 years and severe drought for last 6-7 years since approx. 2014

LEFT - A BIT WET SPRINGS (in wet years, this is very wet, possibly a creek)
MIDDLE – (different spring) A WET SPRING, puddle, not flowing (in wet years, this is likely part of a creek)
RIGHT – (different area) moist, some puddles, no water flowing



SOILS, HYDROLOGY, BIOLOGY REPORT Francis Mangels 10/27/20

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Tree and bush plantings would be very limited and only on drier areas, but cottonwood and aspen may be good choices, the latter because aspen have less of a falling tree hazard and screen well if dense. In drier areas, Klamath plum, service berry, and chokecherry would be excellent native choices in Deetz soils. Mountain ash trees with orange berries would also be good. This is a typical USFS project. Conifers and evergreens create a dangerous fire or falling hazard and should be avoided near I-5.

In very wet areas, willow cuttings from a large bush on Pine Street would be an excellent choice for small bird and wildlife cover. Cut and immediately jam willow stems into muddy areas in spring or summer. This is a good boy scout project. The USFS has been very successful with cuttings.

Providing bushes and trees reduces sewage pollution and removes water. This part of the solution provides side benefits as well. Wild crafting, bird watching, and field trips from schools are probable.

USFWS should be consulted regarding recorded sightings of TES species of owls and other wildlife. Removal of wetlands, riparian, and streams on the property should be mitigated if the project proceeds.

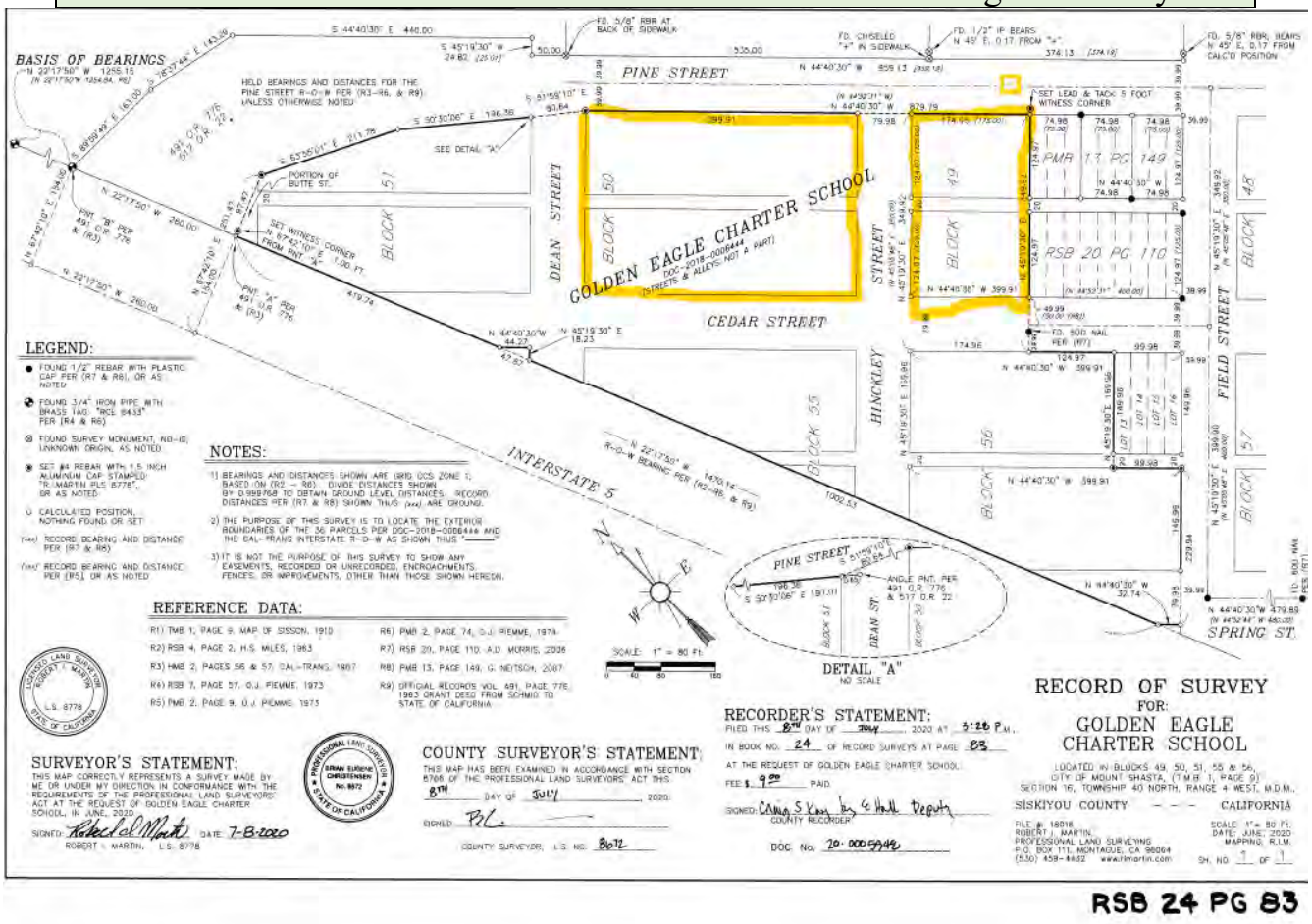
This document has been provided at no charge and further inquiries are welcome.

Francis Mangels, 736 Pine Ridge, Mt. Shasta, CA 96067 phone 227-6294 or 926-0311 in PM.

****

See pictures attached below taken on 10.27.20

FINAL SURVEY OF PARCELS – shows Block 49 and 50 designations in yellow



SUMMARY

These are excerpts of pictures taken of various different locations in the two areas (Block 49 and approximately the middle of Block 50, which is approximately in the middle of all parcels and where gated entrance is); more pictures were taken and are available upon request. Below are examples of what was found in each area.

SOILS – DIYOU 138 - see separate attachment for additional discussion of Diyou 138 soils**, indicative of wetlands, which comprises the majority of the soils between Pine Street and Cedar Street – approx. 98-99%.**

BLOCK 49, Parcel A (next to 811 Pine Street)

per analysis of waters, soils and vegetation in discussion above, this Block 49 is currently the wettest area of all the parcels.

LEFT– perennial creek; water flows; (in wet years this would be wider, longer)
MIDDLE – overview of perennial creek on left; water definitely flows and could visually see further up (see top blue arrow) – it may start beyond there
RIGHT – (another example) A very wet spring; (in wet years this would be wetter and perennial creek)

BLOCK 49, Parcel A (cont.)

A perennial spring (another example)

2 different overview perspectives in relation to 811 Pine for perspective on Block 49; contains perenial creeks, springs and seeps; the wettest areas today are here

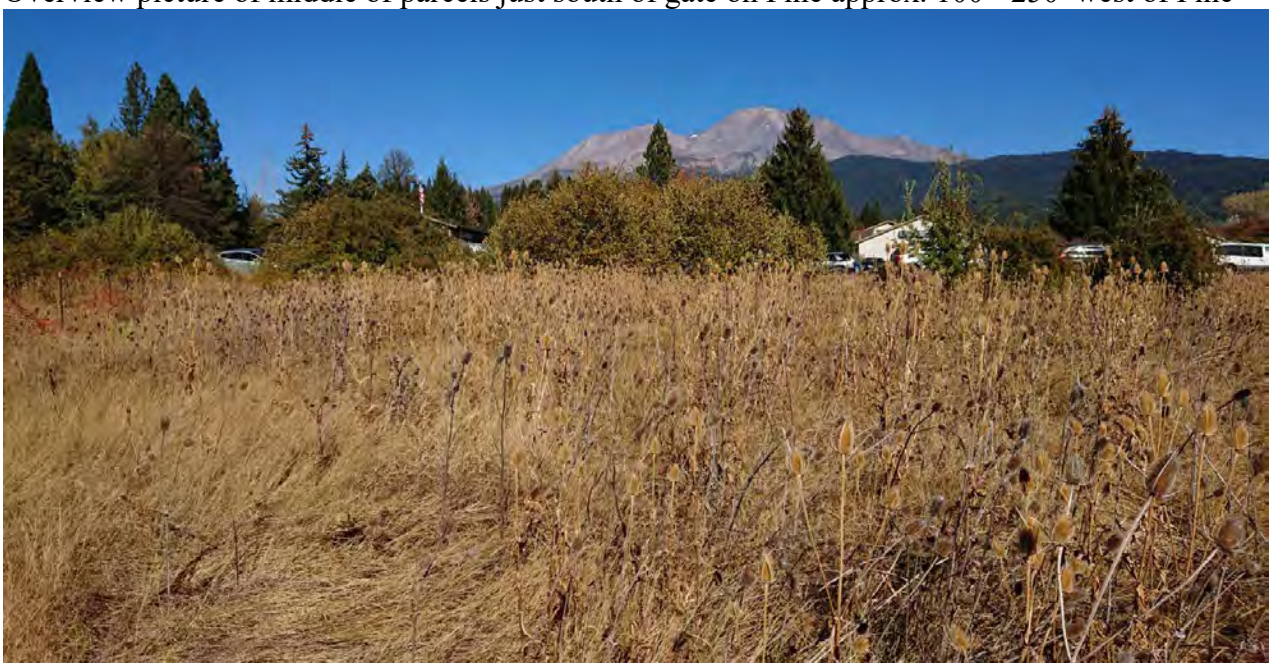
LEFT - perennial creeks, springs and vegetated ditch come together from Block 49 waters in a pond of water next to Cedar Street (different example)
MIDDLE AND RIGHT – deer tracks coming and going from 811 Pine alley, garage

Approx. middle of BLOCK 50

Note: this middle gated entrance off Pine Street has pallets on ground to keep your feet dry, however, this area was noted to be dry at this time. Areas walked include just west and south of this gated entrance and about 100' – 250' inside of gate.

BELOW - DRY SPRINGS (in wet years, this is wet)
Soil is Diyou 138
Sampled just inside gated entrance off Pine about midway up on empty lots and approx. 100ft – 250ft in from gate– approximately where current wetlands are designated

Overview picture of middle of parcels just south of gate on Pine approx. 100’ -250’ west of Pine



Approx. BLOCK 50 (in area just after gate in middle of property parcels currently designated wetland)

Biannual – Teasel weed, often found in wetland areas; this is dry because of drought for approx. 20 years and severe drought for last 6-7 years since approx. 2014

LEFT - A BIT WET SPRINGS (in wet years, this is very wet, possibly a creek)
MIDDLE – (different spring) A WET SPRING, puddle, not flowing (in wet years, this is likely part of a creek)
RIGHT – (different area) moist, some puddles, no water flowing



DIYOU 137-138 SOILS

GENERAL
These are silty clay loams generally found in areas that were or still are wet meadows, swamps, and old lake beds. The water table is anywhere from at the surface to 4-6' down, and swamp streams or drainage ditches generally cross the soil type. The gray to black soil is often mottled from poor aeration, indicating seasonal perched water tables.

Type 137 is generally too rocky for crops, and is only good as pasture.

The pH is generally neutral, infiltration rates are slow to moderate if the water table is seasonally low. The local Western Garden Book zone is 1-2, USDA zone 6-7, the soil always freezes in winter.

AGRICULTURE AND GARDENS
If the water table is within 2' of the surface, raised beds are necessary for vegetables. Otherwise, *Diyou 138 is the finest local soil for crops and grows anything the climate allows*. This has given rise to the local myth that raised beds are the key everywhere, which is why raised beds in other soils fail. Any trees or vines are good provided that the species is not flooded out periodically by extended periods of high water tables. This soil, if brought into any drier location, will provide remarkable vegetable crops for many years until the usual compost and fertilization becomes necessary.

Normally this soil type is used locally for hayfields and grazing, and is rarely plowed. In the city, it is usually taken over by invasive blackberries. Where rehabilitated it becomes very excellent gardens for high value crops. It can be used as a fish farm, though few have done so, and those are only for recreational trout or bass fishing.

PROBLEMS
Severe wetness and drainage problems abound, and the soil is terrible for building, septic systems, pipelines, roads, and any type of construction. Termites can be a problem for even a marker survey stake in the ground. Trees that grow well a few years can fall over or flood out in a wet year. Roads can spring leaks or sink-holes in them, and pipelines warp due to shrink-swell issues; breakage occurs when a vehicle crosses them due to swamp-hole washouts. Pollution can ruin local streams and aquifers. Truly the best that can be done is simply avoiding the soil type.

BEST USES
Although grazed and used as hayfields, the best local use has been simply wetlands for wildlife and rainfall flood prevention absorption. As the economy worsens, this type could be converted in the wettest areas to fish ponds, and in drier areas to fruits and vegetables for local food as the price of food rises. This is a soil bank for local survival, and for the time being should be kept wild or in wetland agriculture.

For further details, or a free survey, contact Francis Mangels in Mt Shasta, at 926-0311 in PM. Retired USDA Soil Conservation Service and USFS 35 years, several degrees, etc.

North State Resources, Inc.

August 20, 2012

Mr. Kelley Reid
U.S. Army Corps of Engineers - Regulatory Branch
San Francisco District – Eureka Field Office
601 Startare Drive, Box 14
Eureka, CA 95501

SUBJECT: Request for Verification of Pasner Lake Street Property Delineation of Waters of the United States (NSR#51267)

Dear Mr. Reid:

North State Resources, Inc. (NSR) represents the Mr. Fred Pasner in matters relating to Section 404 Clean Water Act compliance for the 13-acre property he owns (study area) in the city of Mt. Shasta, Siskiyou County, California. On behalf of the Mr. Pasner, NSR is pleased to submit the attached delineation of waters of the U.S., including wetlands for the study area. A discussion and quantification of the wetland resources on the site is included in the attached *Pasner Lake Street Property Delineation of Waters of the United States* report (dated August 2012). By this letter, NSR requests U.S. Army Corps of Engineers written verification of the attached figure depicting the limits of your jurisdiction.

The delineation was prepared by NSR in accordance with the methods prescribed in the *Corps of Engineers Wetlands Delineation Manual,* dated 1987 and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region (Version 2.0).* A total of 2.292 acres of waters of the United States were mapped in the study area. Waters of the United States occur as fresh emergent wetland (0.012 acre), riparian wetland (0.488 acre), seasonal wet meadow (1.705 acres), perennial creek (0.024 acre, 513 linear feet), and vegetated ditch (0.063 acre, 740 linear feet).

Thank you for your consideration of this matter. Please contact me at (530) 926-3595 ext. 201 with any questions.

Sincerely,
NORTH STATE RESOURCES, Inc.

Julian Colescott
Wildlife Biologist/Environmental Analyst

Encl: *Pasner Lake Street Property Delineation of Waters of the United States* report (August 2012)

cc: Mr. Fred Pasner (Transmittal only)

☒ **CORPORATE OFFICE**
5000 Bechelli Lane, Suite 203
Redding, CA 96002
Phone 530.222.5347
Fax 530.222.4958

☐ 1321 20th Street
Sacramento, CA 95811
Phone 916.446.2566
Fax 916.446.2792

☐ 500 Orient Street, Suite 150
Chico, CA 95928
Phone 530.345.4552
Fax 530.345.4805

☐ 305 Chestnut Street
Mt. Shasta, CA 96067
Phone 530.926.3595
Fax 530.926.3857

North State Resources, Inc.

August 29, 2012

Mr. Kelley Reid
U.S. Army Corps of Engineers - Regulatory Branch
San Francisco District – Eureka Field Office
601 Startare Drive, Box 14
Eureka, CA 95501

SUBJECT: Revised Figures Delineation of Waters of the United States for the Pasner Lake Street Property (NSR#51267)

Dear Mr. Reid:

North State Resources, Inc. (NSR) represents the Mr. Fred Pasner in matters relating to Section 404 Clean Water Act compliance for the 13-acre property he owns (study area) in the city of Mt. Shasta, Siskiyou County, California. Thank you for attending the verification field visit to review the *Pasner Lake Street Property Delineation of Waters of the United States* (dated August 2012). Based our discussion during the site visit, NSR has revised the "waters" figure by adding the 0.018 acre seasonal wet meadow polygon discussed in the field. With the addition of this polygon, a total of 2.310 acres of waters of the United States are mapped in the study area. These waters of the United States occur as fresh emergent wetland (0.012 acre), riparian wetland (0.488 acre), seasonal wet meadow (1.723 acres), perennial creek (0.024 acre, 513 linear feet), and vegetated ditch (0.063 acre, 740 linear feet). A discussion and quantification of the wetland resources on the site was provided to you in the *Pasner Lake Street Property Delineation of Waters of the United States* report (dated August 2012). By this letter, NSR requests U.S. Army Corps of Engineers written verification of the attached figures depicting the limits of your jurisdiction.

Thank you for your consideration of this matter. If you have any additional questions or concerns, please contact me at (530) 926-3595 ext. 201.

Sincerely,
NORTH STATE RESOURCES, Inc.

Julian Colescott
Wildlife Biologist/Environmental Analyst

Enclosure: *Fig. 3 Waters of the U.S., including Wetlands (August 29, 2012)*
Fig. 3 Waters of the U.S., including Wetlands (Black and White) (August 29, 2012)

cc: Mr. Fred Pasner (with Figures)

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Phone 530.926.3595
Fax 530.926.3857

Draft Housing Element Mt Shasta Public Comments

From: **Peggy Risch** [redacted]
Date: Fri, Apr 14, 2023 at 1:39 PM
To: planning commission Mt Shasta <planningcommission@mtshastaca.gov>
Cc: Todd Juhasz <tjuhasz@mtshastaca.gov>, Muriel Terrell <mterrell@mtshastaca.gov>, Vanessa Blodgett <vanessab@planwestpartners.com>, Michelle Nielsen <michellen@planwestpartners.com>

Dear Planning Commissioners,
I hope these comments make it to you timely due to the absences of both the Deputy City Clerk (till April 20th) and the City Manager. According to the Public Notice, public comments on the Draft Housing Element for Mt Shasta City are to be sent to Kathy Joyce, Deputy City Clerk.

My comments are attached as a word document and also contained within this email. Also attached is the **Surplus Land Act** powerpoint from the *State Housing and Community Development* (HCD). The Surplus Land Act has been strengthened in recent years (with new penalty provisions) as a result of noncompliance in the past and *to increase opportunities for affordable housing* and other public purposes on underutilized public land-its enactment is to activate underutilized publicly owned land to encourage the development of affordable housing.

Next Tuesday- April 18th- the Mt Shasta Planning Commissioners will hold a Public Meeting on the Draft Housing Element. Appreciate your time and attention to these comments. If you have any questions, feel free to email me. Thank you,
Peggy Risch

April 14, 2023
Mt Shasta Draft Housing Element public comments #1

Dear Planning Commissioners and Plan West,
Thank you for considering these comments on the Draft Housing Element (Draft) that would span 9 years from 2023 to 2031. That 300-page Draft was released April 5th to the public -less than two weeks before the April 18th Planning Commissioner Meeting. The time for receiving public comments to you as Planning Commissioners is excessively short for such a lengthy and important document. Thus I would recommend receiving public comments and reviewing the Draft at the April 18th public meeting and then continuing the Planning Commission to a subsequent Special Meeting to make recommendations to the City Council.

As the Draft states: "The Housing Element is a policy document that identifies Mt. Shasta existing and future housing needs and establishes proposed actions to facilitate the provision of housing to meet those needs at all income levels." (Draft at 1-1). So you can see how vital community participation is in effectively reviewing the Draft. Nearly 200 individuals/entities responded to the Housing Element Survey-clearly engaging community interest.

The subsequent step in the community process is adequate time for their review of the Draft's Goals, Policies, and Programs as well as Appendixes A Needs Assessment, Housing Constraints, & Assessment of Fair Housing and Appendix B – Inventory of Sites, Sites for Emergency Shelters, and Lands Available for Residential Development. This Draft contains requirements for significant amendments to the Mt. Shasta Municipal Code. And then there are the complex new housing laws that have been enacted since the last Housing Element was published—some that have mandatory provisions and others that require discernment at the local level for implementation.

Draft Section 2.0 Regulatory Context
A multitude of new State housing laws has been enacted since the City's 2014-2019 Housing Element was published. Some are li ted on page 1 3 to 1 4 and the Draft acknowledge that the li t i *not* inclu ive of all new law pertaining to housing and the Housing Element. SB 6 (enacted in 2022) is included, but as best as I can tell, the **Surplus Land Act** requirements of AB 1486 and AB 1255 are not in the Draft. The **Surplus Land Act** applies specifically to the following city owned land: The Landing, the recently acquired "the Nest", and the soon-to-be-acquired "Old Hospital".

"Any time a local agency disposes of land, it must follow the Surplus Land Act (SLA) unless the land qualifies as exempt surplus land. Dispositions include both sales and leases (unless the lease is less than five years or where no demolition or development will occur during the term of the lease)." (Community and Housing Development FAQ)

"The Legislature has continued the trend of amending the Surplus Land Act (SLA), enacted in 2019 to activate underutilized publicly owned land to encourage the development of affordable housing. The SLA has been strengthened in recent years (*with new penalty provisions*) as a result of noncompliance in the past and to increase opportunities for affordable hou ing and other public purpo e on underutilized public land " See http //www hklaw com/en/insights/publications/2021/10/californias-2022-housing-laws-what-you-need-to-know

Since Assembly Bill 1486 went into effect more than three years ago, California cities, special districts and other local agencie have grappled with interpreting and complying with the Surplu Land Act (SLA)

One annual requirement is set out in Government Code section 54230, which mandates that California cities and counties prepare, by Dec. 31 of each year, an inventory of all "surplus land," as that term is defined in the Act, and all "lands in e ce of it fore eeable need ," a that phra e i u ed in Government Code ection 50569

In 2019, the legislature passed AB 1255 and SB 6, which required local jurisdictions to report specific properties to HCD for publication in a publicly accessible database. This database would include locally owned surplus land (parcels declared by the City Council or Board of Supervi or to be urplu and no longer nece ary for the agency' u e) and excess land (in excess of foreseeable needs but not yet declared surplus) (AB1255) and parcels determined by local jurisdictions, as part of their housing element, to be suitable and available for residential development (SB6). For additional information on public lands for affordable housing development, refer to the Housing and Community Development (HCD) web ite

Determining How the SLA May Apply to a Local Agency's Proposed Disposition of Land
Before a local agency considers selling or leasing locally owned land, it should consider if the land is surplus, exempt urplu , or not otherwi e ubject to the SLA Thi ection addre e frequently a ked que tion regarding tho e considerations.

All surplus land and exempt surplus land must be declared as such. (Gov. Code, §54221, subd. (b)(1).)

The Department of Housing and Community Development (HCD) provides answers to frequently asked questions about the Surplus Land Act (SLA) (Government Code sections 54220-54234) and the responsibilities of local agencies under the SLA.

See: https://www.hcd.ca.gov/planning-and-community-development/public-lands-affordable-housing-development

See attached: HCD's Implementation of the Surplus Land Act (SLA)

The 30-day public comment period ends May 4th. The Staff Report recommends your approval of this Draft to the City Council. However, I would ask you to reconvene with changes to the Draft Housing Element after the end of the 30 days public comment period. This revised timeline still allows the City Council to review a revised Draft in May for approval and till meet the "anticipated ubmittal to HCD in June 2023 " (June date tated in Staff Report)

Respectfully submitted,
Peggy Risch Mt Shasta resident

From **Michelle Niel en** michellen@planwe tpartner com
Date: Fri, Apr 14, 2023 at 2:18 PM
To: Peggy Risch <[redacted]
Cc: planning commission Mt Shasta <planningcommission@mtshastaca.gov>, Todd Juhasz <tjuhasz@mtshastaca.gov>, Muriel Terrell mterrell@mt ha taca gov , Vane a Blodgett vane ab@planwe tpartner com

Good afternoon Ms. Risch, and thank you for submitting comments on the Housing Element Public Review Draft. I'm writing to provide some clarification regarding the public review period. State law requires localities provide a 30 day public review period before the City Council authorizes transmittal of the Draft to the Department of Housing and Community Development for review. The deadline for final comments would be the City Council meeting authorizing transmittal which is planned for May 22, 2023. Public comments received will be considered, and written comments will be appended to Appendix E, Public Outreach and Community Engagement.

We hope this information is helpful. Best, Michelle
--

Michelle Nielsen, Senior Planner

Planwest Partners Inc.

1125 16th Street, Suite 200

Arcata, CA 95521

Office: (707) 825-8260

michellen@planwestpartners.com

April 14, 2023

Mt Shasta Draft Housing Element public comments #1

Dear Planning Commissioners and Plan West,
Thank you for considering these comments on the Draft Housing Element (Draft) that would span 9 years from 2023 to 2031. That 300-page Draft was released April 5th to the public -less than two weeks before the April 18th Planning Commissioner Meeting. The time for receiving public comments to you as Planning Commissioners is excessively short for such a lengthy and important document. Thus I would recommend receiving public comments and reviewing the Draft at the April 18th public meeting and then continuing the Planning Commission to a subsequent Special Meeting to make recommendations to the City Council.

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The subsequent step in the community process is adequate time for their review of the Draft's *Goals, Policies, and Programs* as well as Appendixes A *Needs Assessment, Housing Constraints, & Assessment of Fair Housing* and Appendix B – *Inventory of Sites, Sites for Emergency Shelters, and Lands Available for Residential Development*. This Draft contains requirements for significant amendments to the Mt. Shasta Municipal Code. And then there are the complex new housing laws that have been enacted since the last Housing Element was published—some that have mandatory provisions and others that require discernment at the local level for implementation.

Draft Section 2.0 Regulatory Context
A multitude of new State housing laws has been enacted since the City's 2014-2019 Housing Element was published. Some are listed on pages 1-3 to 1-4 and the Draft acknowledges that the list is not inclusive of all new laws pertaining to housing and the Housing Element. SB 6 (enacted in 2022) is included, but as best as I can tell, the ***Surplus Land Act*** requirements of AB 1486 and AB 1255 are not in the Draft. The Surplus Land Act applies specifically to city owned land: The Landing, the recently acquired "the Nest", and the soon-to-be-acquired "Old Hospital".

"**Any time** a local agency disposes of land, it must follow the Surplus Land Act (SLA) unless the land qualifies as exempt surplus land. Dispositions include both sales and leases (unless the lease is less than five years or where no demolition or development will occur during the term of the lease)." (Community and Housing Development FAQ)

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opportunities for affordable housing and other public purposes on underutilized public land." See: https://www.hklaw.com/en/insights/publications/2021/10/californias-2022-housing-laws-what-you-need-to-know

Since Assembly Bill 1486 went into effect more than three years ago, California cities, special districts and other local agencies have grappled with interpreting and complying with the Surplus Land Act (SLA).

One annual requirement is set out in Government Code section 54230, which mandates that California cities and counties prepare, by Dec. 31 of each year, an inventory of all "surplus land," as that term is defined in the Act, and all "lands in excess of its foreseeable needs," as that phrase is used in Government Code section 50569.

In 2019, the legislature passed AB 1255 and SB 6, which required local jurisdictions to report specific properties to HCD for publication in a publicly accessible database. This database would include locally owned surplus land (parcels declared by the City Council or Board of Supervisors to be surplus and no longer necessary for the agency's use) and excess land (in excess of foreseeable needs but not yet declared surplus) (AB1255) and parcels determined by local jurisdictions, as part of their housing element, to be suitable and available for residential development (SB6). For additional information on public lands for affordable housing development, refer to the Housing and Community Development (HCD) website.

Determining How the SLA May Apply to a Local Agency's Proposed Disposition of Land
Before a local agency considers selling or leasing locally owned land, it should consider if the land is surplus, exempt surplus, or not otherwise subject to the SLA. This section addresses frequently asked questions regarding those considerations.

All surplus land and exempt surplus land must be declared as such. (Gov. Code, § 54221, subd. (b)(1).)

The Department of Housing and Community Development (HCD) provides answers to frequently asked questions about the Surplus Land Act (SLA) (Government Code sections 54220-54234) and the responsibilities of local agencies under the SLA.

See: https://www.hcd.ca.gov/planning-and-community-development/public-lands-affordable-housing-development

See attached: HCD's Implementation of the **Surplus Land Act** (SLA)

The 30-day public comment period ends May 4th. The Staff Report recommends your approval of this Draft to the City Council. However, I would ask you to reconvene *with changes* to the Draft Housing Element *after* the end of the 30 days public comment period. This revised timeline still allows the City Council to review a *revised* Draft in May for approval and still meet the "anticipated submittal to HCD in June 2023." (June date stated in Staff Report).
Respectfully submitted,
Peggy Risch Mt Shasta resident

HCD's Implementation of the Surplus Land Act (SLA)

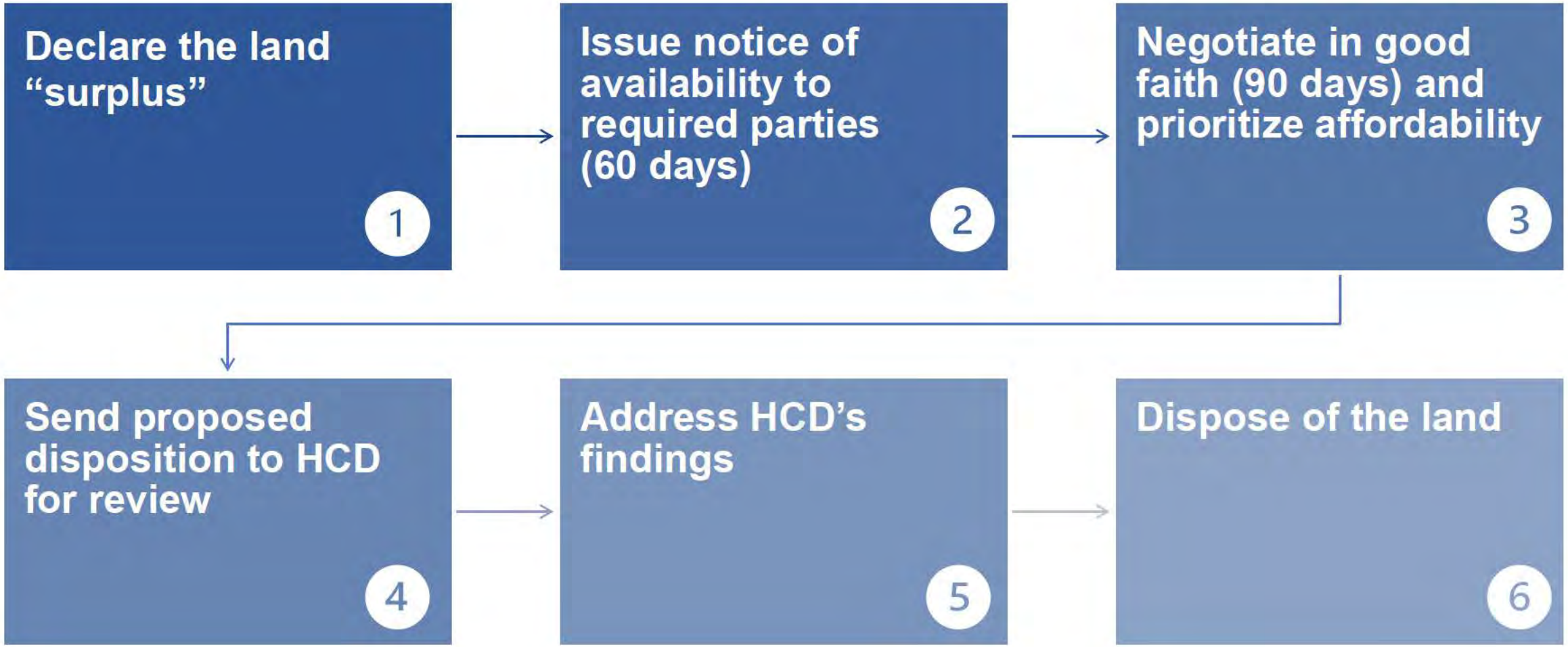
California Department of Housing & Community Development

Division of Housing Policy Development

What is the Purpose of the Surplus Land Act (SLA)?

- Provide more affordable housing options in all parts of the state
- Cities, counties, and special districts have land that can reduce cost barriers to housing development
- SLA requires local agencies to make land available for affordable housing before selling or leasing the land for another purpose

Standard SLA Process



Step 1
Declare the land "surplus"

- City council, board of supervisors, or district board of directors adopts a resolution at a regular public meeting to declare property surplus and no longer necessary for agency's use

- Surplus land: Land owned in fee simple by the local agency, meaning the local agency holds the broadest possible interest in the land (as opposed to land that the local agency merely has a leasehold interest in or land to which the local agency has easement rights), that the agency takes formal action in a regular public meeting to declare is surplus and not necessary for the local agency's use.

Step 2

Issue notice of availability

- Before selling or leasing surplus property, local agencies must send a Notice of Availability to the following groups of entities:
  - Housing sponsors (developers certified by CalHFA) that have expressed interest in surplus property to HCD by completing the survey on HCD's website: https://www.surveymonkey.com/r/ZRCC3FL
  - Local public entities within whose jurisdiction the land is located. These are government entities that develop or operate housing for low/moderate income households. This group includes HCD but can also include Housing Authorities, tribes, cities, or counties.
  - City, County, Regional, and State park/recreational/resource agencies
- Local agencies can send notices to other affordable housing developers that are interested in surplus land
- Entities have 60 days to respond by sending a notice of interest to the agency

Step 3

Negotiate in good faith and prioritize affordability

- Once the 60-day notice period is over, negotiations can begin
- Local agencies need to negotiate in good faith with any respondents for at least 90 days.
- During the negotiation period, the local agency cannot prohibit residential use on the property or reduce the allowable number of residential units below what is provided by zoning.
- When selecting a development partner, localities are generally required to prioritize affordable housing uses in the order provided in Government Code section 54227.
  - However, local agencies must prioritize parks and recreation on sites that are already being used for (or designated in the general plan for) park and recreational purposes.

Step 4

Submit proposed disposition to HCD for review

- Once negotiations have concluded but before agreeing to final sales price/lease terms, local agencies must submit the disposition to HCD for review using the description of disposition form at the following link:

  https://www.hcd.ca.gov/community-development/docs/sla_ta_dispositiondescriptiontemplate.xlsx

- Once a complete package is submitted, HCD has 30 days to review
  - HCD will either send a letter approving the disposition or a letter indicating the corrections that must be made first

Step 5
Address HCD's findings

- Local agencies must correct any issues within 60 days
- While HCD is prepared to provide technical assistance to help local agencies resolve issues, if a local agency does not correct the issues HCD identifies, there are penalties:
  - 30 percent of the final sale price in the case of a first violation
  - 50 percent for any subsequent violation

Step 6
Dispose of the land

- Execute a Purchase and Sale Agreement, Lease Agreement, or Lease Option Agreement, etc.
- SLA does not prohibit the local agency from disposing of their property for fair market value provided that the local agency follows the SLA process

Alternative Pathways:

Exemptions from standard SLA process

Grandfathering”

The version of the SLA in effect before 12/31/2019 applies if the local agency entered into an exclusive negotiating agreement or other legally binding agreement to dispose of property (or issued a competitive request for proposals that meets criteria on slide 19) before a certain date

1

Land for Affordable Housing

Must meet certain criteria in the SLA

2

Exemptions from standard SLA process

Still requires HCD review and other requirements

Land dedicated for other public uses

Land restricted for another use (parks, schools, etc.) transferred to federal/state government, land traded for other land to be used by the local agency, etc.

3

Land not suitable for housing

Small parcels, former streets, parcels with legal restrictions that prohibit housing

4

Process for an Alternative Disposition

1. Identify property that may qualify for exemption from standard SLA process
   - If the agency is unsure, consult HCD at publiclands@hcd.ca.gov to confirm
2. Declare the locally-owned land "**exempt surplus**"
   - Exempt from standard process, not from the provisions of the SLA
3. Send a notice of exemption determination to HCD
   - Include written findings that the property meets the criteria for an exemption (e.g., resolution with supporting documentation)
4. Notice according to the applicable alternative process
5. Dispose of the land according to the applicable alternative process

Other Cases that Lie Outside the Scope of the SLA

Besides the 14 official exemptions from the standard process, the following transactions do not fall under the SLA:

1. **Short-term leases**
   - Land leases for a term of less than five years
2. **Leases that do not allow demolition or development of the property**

Governing board does not need to pass a resolution to declare land as surplus or exempt surplus in these cases

Tips and Best Practices for Local Agencies

- Develop basic in-house familiarity with the SLA
- Survey and catalogue the potential surplus properties
- Have a general sense of whether and how the SLA applies for each property
- Gather documents and reach out to HCD to confirm understanding of SLA applicability and process

How can HCD help? – Technical Assistance

- HCD is committed to helping jurisdictions navigate this law:
  - Assist with responding to questions
  - Develop informational materials
  - Provide legal analysis
  - Provide trainings to “de-mystify” the SLA and proactively address stakeholder concerns

Website Resources Walkthrough

Our webpage hosts a variety of resources, reference materials, and templates that will help you navigate the SLA:

- Guidelines
- Lists of Notices of Availability Received (w/map) and Developers Interested in Surplus Property
- Sample Notice of Availability and Covenant/Deed Restriction Forms
- Compliance Self-Assessment

Contact us

- For requests for technical assistance, email publiclands@hcd.ca.gov
- To report potential violations, email compliancereview@hcd.ca.gov

Thank You!

Appendix A:
Alternatives to the Standard SLA Process
Still requires HCD review and other requirements

Exemption Category	Criteria
"Grandfathering" * The version of the SLA in effect before 12/31/2019 applies if the local agency entered into an exclusive negotiating agreement (ENA) or issued a competitive request for proposals (RFP) before 9/30/2019 to dispose of the surplus land	**Subject to provisions of SLA as it existed on 12/31/2019 if:** **1a** The local agency entered into an ENA or other legally binding agreement to dispose of property as of 9/30/2019 **and** the disposition will be completed on or before 12/31/2022 **(Gov. Code § 54234 subd. (a)(1))** ***– or –*** **1b** The local agency issued a competitive RFP as of 9/30/2019 for the development of property including at least 100 residential units, with at least 25% of total units restricted to lower-income households; **and** entered into a disposition and development agreement (DDA) by 12/31/2024 and will complete the disposition by 3/31/2026 pursuant to the DDA **(Gov. Code § 54234 subd. (a)(3))** * Property held in the Community Redevelopment Property Trust Fund or a Long-Range Property Management Plan (LRPMP) that is designated for sale or retention is also subject to grandfathering provisions in the SLA. If land in a LRPMP is subject to an exclusive negotiating agreement or legally binding agreement for disposition entered into not later than 12/31/2020 and disposition is completed not later than 12/31/2022, the version of the SLA as it existed on 12/31/2019 applies. **(Gov. Code § 54234 subd. (b)(1).)**

Exemption Category	Criteria
Streamlining the process for disposing of properties destined for affordable housing Must meet certain criteria in the SLA	**Eligible for an exemption from standard SLA process if:** **2a*** At least 75% of residential units are restricted and affordable to lower-income households and the remaining are restricted to moderate-income households **(Gov. Code § 54221 subd. (f)(1)(F)(i))** ***– or –*** **2b** At least 80% of the property's area is used for housing; at least 40% of units are affordable to households at or below 60% of AMI; at least half of the above affordable units are affordable to very low-income households; **and** affordable units are subject to at least a 30-year affordability covenant **(Gov. Code § 54221 subd. (f)(1)(A))** ***– or –*** **2c*** At least 25% of residential units in a mixed-use development are restricted and affordable to lower-income households; **and** the development includes at least 300 residential units and more than one acre in area **(Gov. Code § 54221 subd. (f)(1)(F)(ii))** **2d** The development has a planned residential density of 100+ units per acre, includes 100+ residential units restricted and affordable to low- or moderate-income households (with 80% of units restricted to lower-income households with an affordable sales price or rent subject to an affordability covenant), **and** the land was transferred by the state to a local agency pursuant to Streets and Highways Code section 32667 prior to 6/30/2019 **(Gov. Code § 54221 subd. (f)(1)(K))** * Eligible for exemption provided there is a competitive bidding process and housing sponsors and local public entities specified in Government Code Section 54222 are invited to participate

Exemption Category	Criteria
Land restricted for other public uses Land restricted for another use (parks, schools, etc.) transferred to federal/state government, land exchanged for other land to be used by the local agency, etc.	**Eligible for an exemption from standard SLA process if:** **3a** The local agency is transferring the surplus land to a local, state, or federal agency for the receiving agency's use, or to a federally recognized California Indian tribe **(Gov. Code § 54221 subd. (f)(1)(D))** ***– or –*** **3b** The local agency is exchanging the surplus land for another property necessary for the agency's use **(Gov. Code § 54221 subd. (f)(1)(C))** ***– or –*** **3c** The local agency is a school district **and** the land is subject to the provisions defined in Government Code section 54221, subdivision (f)(1)(I) ***– or –*** **3d** The local agency is a district **and** the property is necessary for the agency's use **(Gov. Code § 54221 subd. (f)(1)(J))** ***– or –*** **3e** The surplus land was granted by the state in trust to a local agency or acquired for trust purposes by purchase or exchange **and** the disposition of land was authorized subject to conditions established by statute **(Gov. Code § 54221 subd. (f)(1)(H))**

Exemption Category	Criteria
Land unlikely to be suitable for affordable housing Small parcels, former streets, restrictions that prohibit housing	**Eligible for an exemption from standard SLA process if:** **4a** The surplus land is a former street, right of way, or easement; **and** the surplus land is conveyed to the owner of an adjacent property **(Gov. Code § 54221 subd. (f)(1)(E))** ***– or –*** **4b** The surplus land is a small site within the limits defined in Government Code section 54221, subdivision (f)(1)(B); the surplus land is not contiguous to land owned by a state or local agency that is used for open space or low- and moderate- income housing; and the surplus land is being sold to the owner of contiguous land **(Gov. Code § 54221 subd. (f)(1)(B))** ***– or –*** **4c** The surplus land is subject to valid legal restrictions that are not imposed by the local agency that would make housing prohibited, and there is there no feasible method to mitigate or avoid the prohibition **(Gov. Code § 54221 subd. (f)(1)(G))**

Draft Housing Element 6th Cycle 2023-2031

1 message

From: **Peggy Risch** [redacted]
Date: Sun, Apr 16, 2023 at 1:50 PM
To: Kathryn Joyce <kjoyce@mtshastaca.gov>
Cc: Michelle Nielsen <michellen@planwestpartners.com>

Kathy-please send the following comments and the ATTACHMENT to the Planning Commissioners. Please confirm that it has been sent. Thank you. Peggy Risch

---

Good Morning Planning Commissioners and Chair,

The Draft Housing Element (HE) makes an erroneous assessment of parcels APN 057-051-020 and 057-051-010 and thus erroneously concludes that they are "*by-right*" housing. They are not 'by right' parcels. Both of these parcels have designated wetlands, riparian habitat, and Designated Waters of the United States. Those wetland features require a Conditional Use permit (CUP) for any proposed housing project on these parcels.

So, that needs to be corrected in the Draft HE. Subsequently, the Draft HE must designate *other* appropriate available properties that fit the criteria to meet the City's Regional Housing Needs Assessment (RHNA) of two housing units for low income and very low income. (See 1.0 *Sites Designated for the Regional Housing Needs Allocation* at page B-3).

All of you except Von were on the Planning Commission when the Golden Eagle Charter School CEQA document Initial Study/Mitigated Negative Declaration (IS/MND) was approved December 15, 2020. Both APN 057-051-020 and 057-051-010 parcels were part of the approved Golden Eagle Charter School. The following **Figures** and **Site Legend** were part of the CEQA documents for the Golden Eagle Charter School:

Figure 4.4-1 titled *Wetlands and Waters of the U.S. and State* from the August 2020 Golden Eagle Charter School Recirculated IS/MND

-Perennial Creek (designated as PC1 under the heading "other waters") runs through *both* of the parcels and is 513 ft in length and 2 ft wide

-Riparian wetland (designated as RW3) *on both parcels* are located adjacent to the creek PC1

-Delineated Seasonal wet meadows (designated as SW2) and summarized under the heading Waters of the U.S. is located on both parcels

-Delineated Seasonal wet meadows (designated as SW3) and summarized under the heading Waters of the U.S. is located on **57-051-020**

Figure 3 *Proposed Tentative Parcel Map* from the 2019 Golden Eagle IS/MND illustrates both parcels with "existing wetlands".

Figure 2 *Proposed Site Plan* from the 2020 Golden Eagle Recirculated CEQA document IS/MND illustrates the above wetland feature that were avoided by the Golden Eagle School placement

AA Site Legend Attachment 1 from the Mt Sha ta Planning Commi ion Special Meeting October 6,2020 illu trate the location of the wetlands, creeks on both parcels and provides a *Legend* of that. (See file attached)

These parcels have *delineated* wetlands and perennial creek and seasonal wetlands that were verified by the Army Corp of Engineers in 2018. (See Reference below)

As we know with the recently approved Danco housing project, R3 zoning stipulates a Conditional Use Permit (CUP) when more than 4 housing units are built. The Draft HE got that correct. The Draft also got it right that parcels building only 3 multifamily hou ing unit on each parcel, could avoid the regulatory con traint of the City' di cretionary De ign Review that is triggered by 4 or more units. And thus the Draft HE determined that 6 total housing units on both parcels could be built "by right". But this is *wrong.* The City can not ignore the fact that wetlands exist on both parcels and thus multifamily development *of any size* is no longer "by right". Both parcels *do* have an *environmental constraint* because of the pre ence of wetland and the creek That i well documented in the Golden Eagle CEQA document Any ize of a multifamily development on 057-051-020 and 057-051-010 requires a Conditional Use Permit and environmental review. The Department of Fish and Wildlife Service (DFWS) most certainly would be involved providing comments and mitigations in order to comply with existing laws. This can not be circumvented.

As mentioned previously, the Draft Housing Element must choose from other R3 parcels that do not have environmental con traint to de ignate a "by right" in order to meet the City' RHNA obligation for the ne t 8 year planning period It most certainly is not the two parcels APN 057-051-020 and 057-051-010.

Respectfully submitted,

Peggy Risch

A. **Draft Housing Element 6th Cycle References**

1. Here's the inaccurate Draft Housing Element analysis of the two parcels 057-051-020 and 057-051-010 at page B-5:

"Environmental Constraints for Both Sites. Neither site is constrained by flooding, streams or water bodies, the presence of wetlands or brownfields."

2. The Draft Housing Element defines "**by-right**" as follows

"By-Right. The City's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purpo e of Divi ion 13 (commencing with Section 21000) of the Public Re ource Code Any ubdivi ion of the sites shall be subject to all laws, including, but not limited to, the City's ordinance implementing the Subdivision Map Act. A City ordinance may provide that "use by right" does not exempt the use from design review. However, that design review shall not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Re ource Code [Reference Government Code ection 65583 2 (i)) " [See page B 10 B 11]

3 The Draft HE did accurately de cribe the two parcel a zoned R 3 (See page B 4)

B. **Recirculated Golden Eagle IS/MND References**

1, State Clearinghouse 201949022 at Golden Eagle Charter School Conditional Use Permit and Tentative Parcel Map (ca.gov)

https://ceqanet.opr.ca.gov/2019049022/3

"A Delineation of Waters of the U.S. was prepared for the project site by North State Resources, Inc. (NSR), in August 2012 to identify potential USACE juri dictional wetland and other water of the U S and State The tudy area for the delineation encompassed approximately 13 acres. As a result of the delineation effort, approximately 2.310 acres of wetlands and waters subject to USACE and State jurisdiction were delineated in the 13-acre study area as shown in Figure 4.4-1. The delineation was reverified by the USACE in 2018.

Figure 4.4-1 at page 53 "The principal natural communities in the study area are stream/riverine, fresh emergent wetland, riparian wetland, ea onal wet meadow, and perennial gra land "

Figure 2 found at page 13

C Si kiyou County A e or Map earch feature for APN of two parcel http //a r parcelque t com/Home

In order to earch for the two parcel , you will note that " 000" i nece ary

APN 057-051-020-000 . My note: The perennial creek is visible in this image:

APN 057 051 010 000 My note demonstrates the continuation of the perennial creek

Note: You can compare all of the Referenced Figures and Site Plans to confirm the location of the two parcels with the perennial creek, wetlands. If you need further assistance with these documents and others, please feel free to contact

me.

From: **Kathryn Joyce** <kjoyce@mtshastaca.gov>
Date: Sun, Apr 16, 2023 at 3:06 PM
To: Peggy Risch [redacted]
Cc: Michelle Nielsen <michellen@planwestpartners.com>

Hi Peggy,

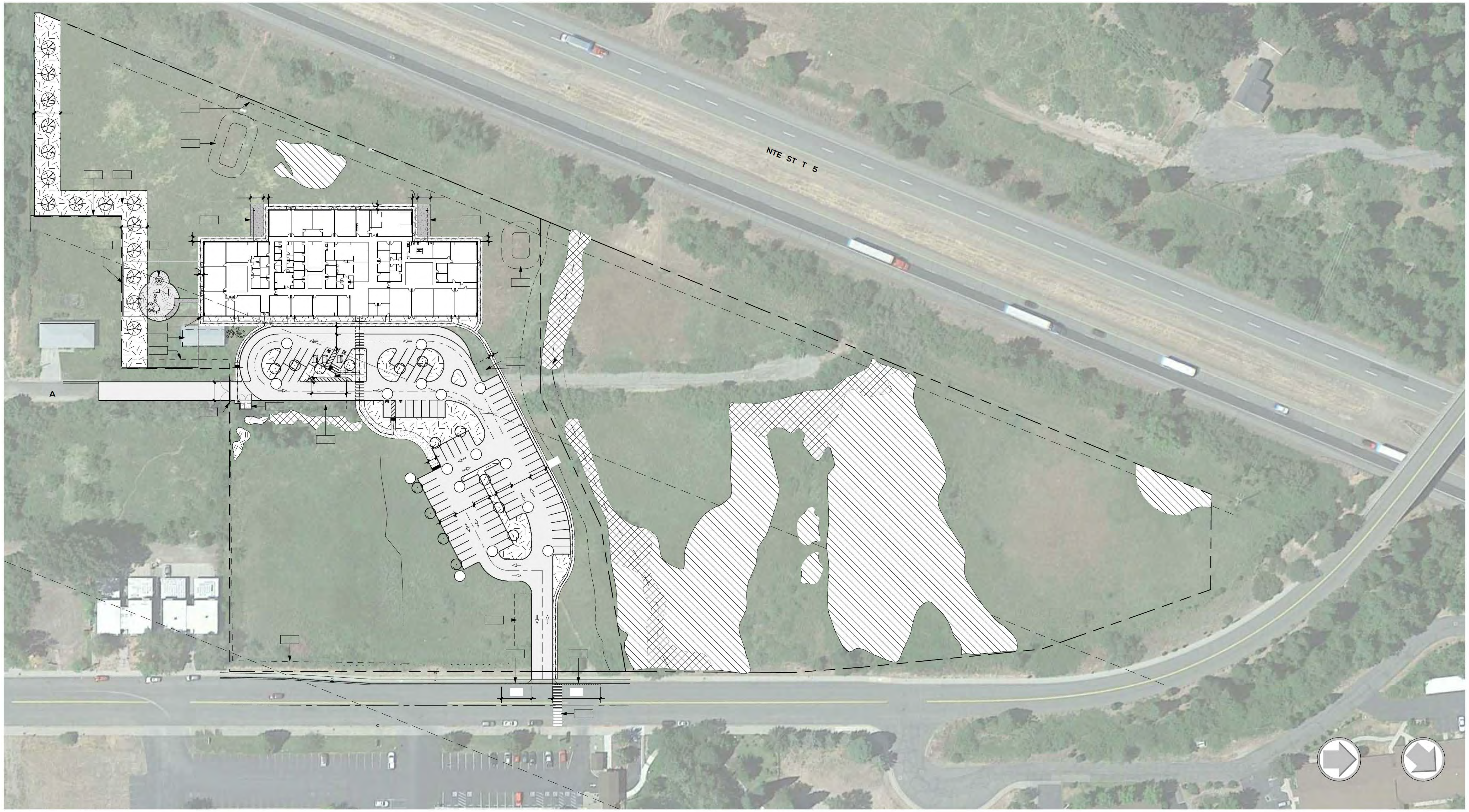
Your email has been forwarded to the Planning Commission for their consideration.

Best,
Kathy

Sent from my iPhone

> On Apr 16, 2023, at 13:51, Peggy Risch <shastacranial@gmail.com> wrote:
>
> <image.png>
>
> **APN 057-051-010-000 My note: demonstrates the continuation of the perennial creek:**
> <image.png>
>
> Note: You can compare all of the Referenced Figures and Site Plans to confirm the location of the two parcels with the perennial creek, wetlands. If you need further assistance with these documents and others, please feel free to contact me.
>
> <A3 Site Plan from PRA not PC packet.pdf>

A3 Site Plan from PRA not PC packet.pdf
6486K



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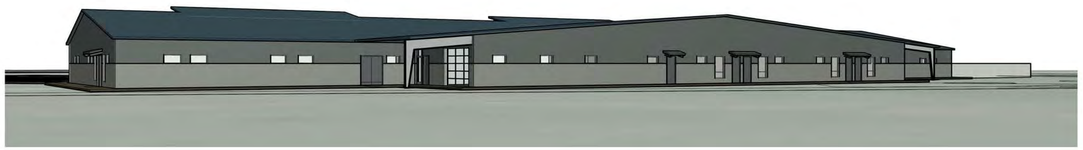
GG - SCHEMATIC EAST ELEVATION PERSPECTIVE

EE - FRONT ELEVATED PERSPECTIVE

FF - FRONT ENTRANCE PERSPECTIVE



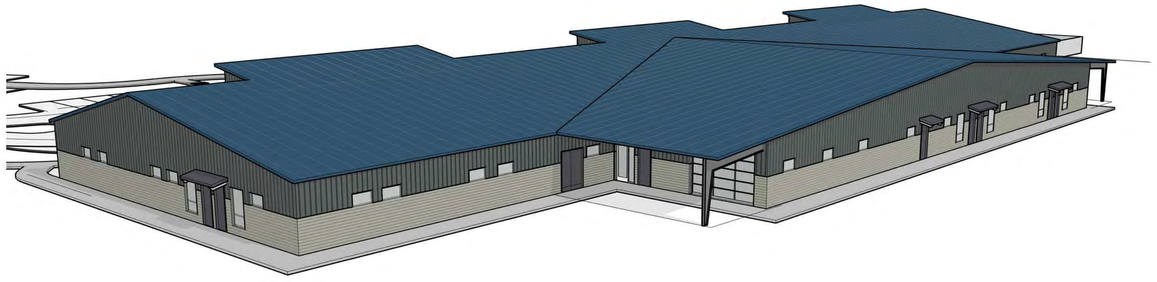
CC - PERSPECTIVE FROM I-5 LOOKING WEST

NOTE: PERSPECTIVE VIEW FROM FREEWAY SCREENED BY HEAVY VEGETATION

DD - PERSPECTIVE FROM I-5 LOOKING NORTH

NOTE: PERSPECTIVE VIEW FROM FREEWAY SCREENED BY HEAVY VEGETATION

AA - FRONT ENTRANCE PERSPECTIVE



BB - REAR ELEVATED PERSPECTIVE

r·g·a
Draft

GOLDEN EAGLE CHARTER SCHOOL

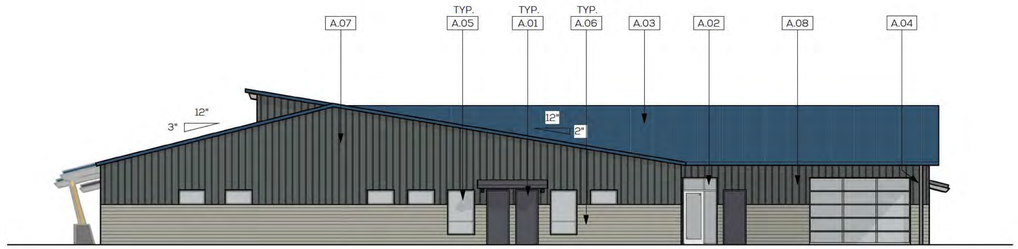
DRAWING SCALE:

PERSPECTIVE VIEWS

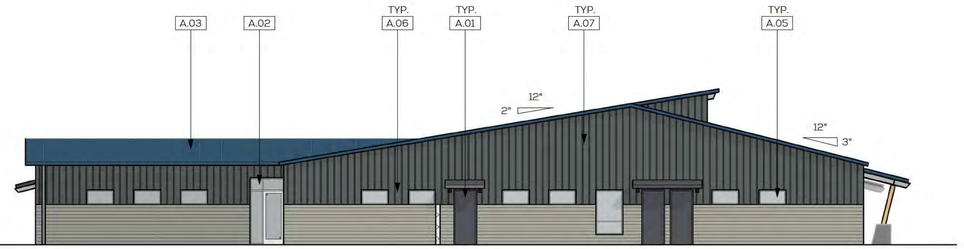
2020.05.25

BUTTE CONSTRUCTION COMPANY
June 2023

DD - WEST ELEVATION
SCALE : 3/32" = 1'-0"



BB - NORTH ELEVATION
SCALE : 3/32" = 1'-0"



CC - SOUTH ELEVATION
SCALE : 3/32" = 1'-0"

AA - EAST ELEVATION
SCALE : 3/32" = 1'-0"

KEYNOTES	
A.01	HOLLOW METAL DOOR - FINISH: PRIME AND PAINT TO MATCH AEP SPAN SLATE GRAY
A.02	STOREFRONT WINDOW AND DOOR SYSTEM - FINISH: CLEAR ANODIZED
A.03	STANDING SEAM METAL ROOF - FINISH: CBC STEEL ROYAL BLUE
A.04	EXPOSED PRE-ENGINEERED STEEL BUILDING PRIMARY FRAME FINISH: PRIME AND PAINT TO MATCH AEP SPAN COOL OLD TOWN GRAY
A.05	WINDOW - FINISH: CLEAR ANODIZED
A.06	HORIZONTAL METAL WALL PANEL - FINISH: AEP SPAN COOL PARCHMENT
A.07	VERTICAL METAL WALL PANEL - FINISH: CBC STEEL CHARCOAL
A.08	OVERHEAD SECTIONAL GARAGE DOOR - FINISH: CLEAR ANODIZED

r · g · a
Draft

GOLDEN EAGLE CHARTER SCHOOL

DRAWING SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATIONS

2020.05.25

BUTTE CONSTRUCTION COMPANY
June 2023

Michelle Nielsen <michellen@planwestpartners.com>

Mt Shasta Draft Housing Element

Peggy Risch [redacted] Tue, May 2, 2023 at 2:05 PM
To: Michelle Nielsen <michellen@planwestpartners.com>, Vanessa Blodgett <vanessab@planwestpartners.com>

Hello Michelle and Vanessa,
These comments are timely submitted on the Draft Housing Element (HE) for Mt Shasta and supplement my previous comments submitted on April 16, 2023. Those comments detailed the *error* in designating both APN 057-051-010 and 057-051-020 "to meet Mt. Shasta's 6th cycle RHNA of two housing units affordable to lower income households".

On April 18th the Mt Shasta Planning Commission held a public meeting to receive comments and discuss the Draft HE. The draft HE had erroneously designated APN 057-051-010 and 057-051-020 as 'by right' and without environmental constraints. But both parcels have wetlands *verified* by the Army Corp of Engineers. My previous comments also included References documenting those wetlands found in the Golden Eagle Charter School CEQA document, that had been previously approved by the Planning Commissioners.The Planning Commissioners gave direction to you as the City's consultants on the Draft HE to seek other designated sites to meet the City's RHNA.

After the April 18th Planning Commission meeting, I reviewed the following additional parcels that were also part of the above-mentioned Golden Eagle Charter School. *Each* of the following parcels also have verified wetlands by the Army Corp of Engineers:
APN 057-031-030; 057-031-060
APN 057-044-020; 057-044-040
APN 057-071-010; 057-071-040

Unfortunately, the Draft HE **Appendix B at Table B-6** *Lands Available and Suitable for Development* also erroneously illustrates these additional parcels's APNs as having "NO" wetlands. (See Appendix B page B-14). This needs to be corrected.

Summary/Recommendation:
1. Please note that all of the following parcels have wetlands as *verified* by the Army Corp of Engineers as discussed in these and previous comments. They should not be identified as designated parcels to meet the City's RHNA for the 6th cycle:
APN 057-031-030; 057-031-060
APN 057-044-020; 057-044-040
APN 057-071-010; 057-071-040
APN 057-051-010 and 057-051-020
2. The following parcels and resulting data should be corrected in **Table B-4**, **Table B-5,** and **Table B-6** as they are currently incorrectly labeled as having no wetlands in R3 zone (**Table B-4)**; Available lands without constraints in R3 zone (**Table B-5**), and Lands Available for Residential development in R3 listed by APN and erroneously having no wetlands **(Table B-6**):
APN 057-031-030; 057-031-060
APN 057-044-020; 057-044-040
APN 057-071-010; 057-071-040
APN 057-051-010 and 057-051-020
3. If there are other Sections of the Draft HE that contain this erroneous information, please correct so that the document is consistent throughout.

I hope you find this information helpful as you prepare the corrected/ next Draft HE for the upcoming Planning Commission meeting in a few weeks (May 16th). There are many other lots in town with wetlands that may also be incorrectly identified and I hope to do a more global review of those areas in the coming week.

Thank you for your attention. If you have any questions, feel free to contact me.
Sincerely,
Peggy Risch, Mt Shasta resident

Excerpts from the Draft HE Appendix B pages 3-5
1.0 *Sites Designated for the Regional Housing Needs Allocation*

As discussed in Appendix A, Section 7.0, the City of Mt. Shasta's regional housing needs allocation (RHNA) for the 6th cycle is two housing units: one low income (LI) unit and one very low income (VLI) unit. In determining the City's extremely low income (ELI) housing need, City staff has allocated the one (1) VLI unit to ELI category. The City has designated two properties to meet the City's RHNA, which are discussed in more detail below. Although the C-1 and C-2 zoning districts allow multifamily development and have the same maximum allowable density of 20 dwelling units per acre, Mt. Shasta is designating sites zoned High Density Residential (R-3) to meet its RHNA obligation because: ....

Two properties are designated to meet Mt. Shasta's 6th cycle RHNA of two housing units affordable to lower income households: Assessor's Parcel Numbers (APN) 057-051-010 and 057-051-020, and are shown in Figure B3.

Environmental Constraints for Both Sites. Neither site is constrained by flooding, streams or water bodies, the presence of wetlands or brownfields."

Michelle Nielsen <michellen@planwestpartners.com>

Mt Shasta Draft Housing Element public comment

1 message

Peggy Risch [redacted] Fri, May 5, 2023 at 1:57 PM
To: Michelle Nielsen <michellen@planwestpartners.com>, Vanessa Blodgett <vanessab@planwestpartners.com>, Kathryn Joyce <kjoyce@mtshastaca.gov>

Michelle Nielsen and Vanessa Blodgett, Kathy Joyce
These comments are timely submitted on Mt Shasta City's Draft Housing Element for the 6th Cycle. I ask that our City Clerk, Kathy Joyce forward these comments with both attachments to our Planning Commissioners for the upcoming May 16, 2023 meeting.

On Dec. 22, 2021 City Council approved the following *Urgency Ordinance* after the State's passage of SB9. See attached two documents: SB 9 Urgency Ordinance and 12.22.21 Staff Report. For various reasons, most likely as it relates to our Planning Department, this Urgency Ordinance pertaining to SB9 was never extended. See City Municipal Code link below stating the Interim Ordinance "expired".

I bring this to your attention as it relates to the Draft Housing Element (HE) of Mt Shasta. I believe it was stated at the Planning Commission Meeting last month that the City had an Ordinance relating to SB 9. Since the City does *not* have an Ordinance that relates to SB 9, the Housing Element 2023-2031 6th *Cycle Policies, Goals, and Implementation Plans* should reflect the need to update its Ordinances to be consistent with SB9. This should be a relatively easy process given the extensive consideration and crafting of the Interim Ordinance CCO-21-01. However, there are some points to clarify despite the prior Urgency Ordinance.

As you may be aware, a significant percentage of the City parcels are located in 'very high fire' zones and thus may be exempt from SB 9 provisions. I have included an excerpt of an email conversation with the city's existing Planner at the time, Teresa Spade, as it relates to very high fire zones and whether SB 9 applies to these very high fire zones. In response, Teresa Spade answered in January 2022: "The wording of the SB 9 prohibition does not make it clear whether these fire safe regulations constitute what is needed to allow for SB9 development to occur in Very High Fire zones. We hope to get clarification from the state in a guidance document at some point in the near future." and "If we get an application for SB9 development in a very high fire hazard zone, we will consult with the state and get guidance." Thus my question is: has the State issued any further SB9 guidance and clarification of very high fire zones? It would seem relevant information for the City's 6th Cycle Housing Element.

My final comment pertains to *Frequently Asked Questions* on SB9 from Sacramento. It clearly answers pertinent questions. For example, with a lot split--4 is 4 units under SB 9 lot split maximum and no ADUs/JDUs allowed. No Short Term Rentals are allowed. Or if a developer wants to pursue ADUs/JDUs on a lot split, then they can proceed through a *non-ministerial permitting process.* Given how ADUs and JDUs and Short Term Rentals affect city Housing, it would seem pertinent that the City's Draft HE *Policy, Goals, and Implementation* would address these issues and would link to our City's objective standards and ADU/JDU Ordinance.

Thank you for considering these comments.
Respectfully submitted,
Peggy Risch, Mt Shasta resident

Cc Kathy Joyce
Planning Commissioners

References
1. Dec 22, 2021 City COUNCIL ACTION: Adopt Urgency Ordinance CCO-21-01, An Urgency Ordinance of The City Council Of The City Of Mt. Shasta Pursuant To California Government Code Section 36937(B), Establishing Regulations For Second Residence And Two-Residence Projects And Urban Lot Splits In Single Family Zoning Districts As Mandated By The Provisions Of California Senate Bill 9 (2021), with amendments as discussed by Council, by title only.

2. Mt Shasta's Municipal Code See https://www.codepublishing.com/CA/MtShasta/#!/MtShastaOT.html

CCO-21-01	Interim ordinance; adds Chs. 17.11 and 18.19; amends Chs. 17.08 and 18.08 and §§ 18.20.060 and 18.60.055, second residence and two-residence projects and urban lot splits (Expired)

3. Attachments:
Mt Shasta City SB 9 Urgency Ordinance
12.22.21 Staff Report

4. E-mail communications with Teresa Spade, previous City Planner. [Emphasis added by highlighting in red]

From: Peggy Risch [redacted]
Sent: Friday, December 31, 2021 8:22 AM
To: Teresa Spade; Tim Stearns ; Tessa Clure >; Kathryn Joyce John Redmond >; John Stackfleth ; Todd Juhasz
Subject: Re: SB9 Staff Report and Ordinance

Morning Teresa,

thanks for letting me know about the discussions regarding SB9 and fire regulations at last week's City Council meeting on the Urgency Ordinance. Given the vagueness/lack of clarity in SB9 regarding development in Very High Fire zones, does that mean that the City will *not* approve lot splits for development until the State provides a guidance document? Otherwise, it would be difficult to rescind any approvals that would be in violation of the State guidance.

best wishes for the new year,

Peggy Risch

Hi Peggy –

Thank you for bringing this up. We did talk about this at the meeting this morning.

Currently, the building code and fire code provide fire safe regulations that apply to all residences in the City Limits. The wording of the SB 9 prohibition does not make it clear whether these fire safe regulations constitute what is needed to allow for SB9 development to occur in Very High Fire zones. We hope to get clarification from the state in a guidance document at some point in the near future.

Teresa R Spade, AICP

City Planner

City of Mt. Shasta

T

Teresa Spade Jan 3, 2022, 11:17 AM

to Kathryn, me, Tim, Tessa, John, John, Todd

Hi Peggy –

If we get an application for SB9 development in a very high fire hazard zone, we will consult with the state and get guidance.

---

2 attachments

12.22.2021 Staff Report SB9 (1).docx
24K

SB 9 urgency ordinance (1).pdf
350K

5.19.23

Dear City Council, PlanWest and City Staff,

I appreciate all the attention to this 6th Cycle Housing Element (HE) Draft. It takes a lot of work to get this done and we are lucky to be at this point. Thank you to all working on this !

I do have some suggestions and comments for your consideration for updates before submission to the HCD in Sacramento, so that we may present our best version.

Parcel 057-071-040 REMOVAL as an optional RHNA site

ACTION:

1- Please remove 057-071-040 site from the optional RHNA list.
2- Please consider substituting another parcel from the list provided below either from the East Side taking into account factors not listed currently OR sites from Exhibit D.
3- 057-231-170 and APN 057-023-010 comments section should get updated to reflect the Walk Bike Ride initiative the City is undertaking, the proximity to the overpasses with sidewalks on overpass, no wetland issues and for the 057-231-170 – this is the most ideal location to build due to the proximity to shopping center off Commercial Street.

As per my oral public comment at the 5.16.23 Planning Commission meeting, here are the reasons that **parcel 057-071-040 (referred to as "040") which is listed as an optional RHNA site should be REMOVED as an RHNA site** for the following reasons**.**

- **Wetlands and Waters of the US have been acknowledged by the USACE on ALL parcels of the Golden Eagle site**
  - For the same reasons, the 057-051- 010 and 057-051 -020 were excluded from the HE in this last draft, due to the presence of Wetlands and Waters of the US, the currently designated backup RHNA site should be similarly excluded as a backup site

- **Wetlands and Waters of the US have been acknowledged by the USACE located specifically on this 057-071-040 parcel in Block 49:**
  - see my 4.19.23 letter to this effect, including the Wetland Study Reports by Frances Mangels attached to this 4.19.23 letter.
    - **about 50% of this 040 parcel has FLOWING WATERS ON IT,** in the form of perennial creeks and ponds
  - the 2012 Wetland Delineation Report, approved by the USACE, shows Wetlands and Waters of the US (attached to my 4.19.23 letter)

- see Exhibit A below which shows **the 040 parcel and the USACE "approved" Wetlands and Waters of the US on it**
- see Exhibit B below which shows "approved" and "unofficial" wetlands (which if they were studied would qualify as wetlands) on this 040 parcel
- see Exhibit C below for **pictures** of this parcel and some of the 'wetlands' that are located on this.
  - **can see the obvious wetlands by the ponding and perennial creeks**
  - Waters of the US also flow into this parcel from the officially USACE acknowledged borders - so, it is these same Waters of the US plus additional ground waters that occur on well over 50% of this parcel

- pg B-3, pdf pg. 177 of the Housing Element Draft states that in order to be considered an RHNA site:
  - "...Consequently, sites **where wetlands are present according to this NWI data are not designated as sites to meet Mt. Shasta's RHNA** (Section 1 below) ...."
    - there are clearly wetlands present - both a) officially and b) not yet officially reviewed, but can be seen on the pictures in Exhibit C or in person.

- **ALTERNATIVE "OPTIONAL RHNA SITES"**
  - See Exhibit D for **pictures of other sites that could be considered for optional RHNA sites** which would be more appropriate and also in proximity to grocery stores and downtown.
    - **APN 057-071-070-000 aka 801 Pine Street**, a vacant lot, x-street W. Field Street, could be designated
      - no wetlands present;
      - a house used to be on this lot
    - Approx. opposite 625 Pine Street (&opposite Alder Gardens) large lot Parcel 21 on map
      - 621 Pine Street
    - Approx. 200 Water Street, x street Mill Street (very large lot)
    - Lot for sale on south end of Mercy hospital on Pine Street:
    - (possibly) Between 609 Pine and 621 Pine Street - no wetland issues, it is 125' deep, not sure of width 50' or 75' wide

  - there are many **APNs on the East site** which are listed as "challenging" for downtown access, however, see below. **Please remove the word "challenging" in this draft** as these **would be excellent sites** particularly the one by the Lake Street overpass.

    - the City has done a Walk Bike Ride Study and will be expanding the Bike lanes and bus transit stops

- there are existing sidewalks over Lassen Bridge and Lake Street currently where many walk across daily
    - Lassen Bridge has a sidewalk on overpass and continues to existing sidewalks
    - Lake Street Overpass has a sidewalk on overpass and has walking shoulders. These shoulders will be upgraded to sidewalks in the WBR initiative
- some of the APN's on this East side are:
    - **057-231-170** is perfect as it is almost directly by the Lake Street overpass and to all stores and does not appear to have any wetland issues. (does not get any closer to downtown than this)
    - Commentary on this parcel should get updated to reflect the above
    - 

    - APN 057-023-010 is a good choice too; very close to Lassen Bridge where many walk to downtown everyday.
    - Commentary on this parcel should get updated to reflect the above
    - 

HCD Sacramento Submission

ACTION: That only the "preferred" RHNA site is submitted to HCD.

I respectfully ask that when this Housing Element is submitted to the HCD for consideration **that ONLY the "preferred" RHNA site is submitted** and not the optional sites. Submitting more than just the preferred RHNA site will likely confuse HCD or create other questions or issues that may delay getting our HE approved.

Typo's

ACTION: That the following typo's be updated in our HE submission to HCD.

Here are some of the major typo's noted and presented during oral comment at the 5.16.23 Planning Commission Meeting:

- pg 1-1 - In the very first sentence of this document - an 'a' is missing
- pg. 1-1 has some quotes in blue font vs. black (perhaps on purpose) "attainment of decent housing ..."
- Section 7.0 it would be nice to add a definition for "Multifamily"
- PDF pg. 309 still references the removed Pine Street RHNGA parcels ending in -010 and -020. This should also be removed.
- pg. B-5 PDF pg 179 **APN 157-071-040 should be removed** for the reasons above as an alternative site. **Minimally, add to the description that actual photography shows the presence of wetlands and/or waterbodies. See Exhibit C.**
    - Waters of the US run along these borders as indicated and also infiltrate the entire parcel from the Pine Street side creating ponds;
    - this parcel contains significant Wetlands per Frances Mangels Report.
    - "Vegetative ditches" is a misnomer that confuses the reader and this language should also be removed. (this term was used during the Golden Eagle project and for over 15 months no one realized these are Waters of the US because the developer, proponents and the City only referred to this as vegetative ditches)
- PDF pg. 200 Figure B-5 Suitable Residential Development needs to get updated for te removed parcels ending on 057-071-010 and 057-071-020 as well as all the remaining parcels along Pine Street to Lassen bridge as they all contain verifiable wetlands
- I have a Word file of the typo's which are highlighted, which I can send you separately; please let me know if you would like this, but it sounds like most typo's have been identified, except for the above mentioned ones.

Thank you for your consideration to update the Housing Element Draft for the above items. Please vote to remove APN 057-071-040 as an optional RHNA site as it does not meet the requirements due to the presence of Wetlands.

Respectfully submitted,

Johanna Altorfer
Mt. Shasta

EXHIBITS:

Exhibit A:

Red line - APN 057-071-040 - the proposed backup RHNA site

Red line - APN 057-071-040 - the proposed backup RHNA site
Black line - Block 49
Blue line - acknowledged Wetlands and Waters of the US by the USACE

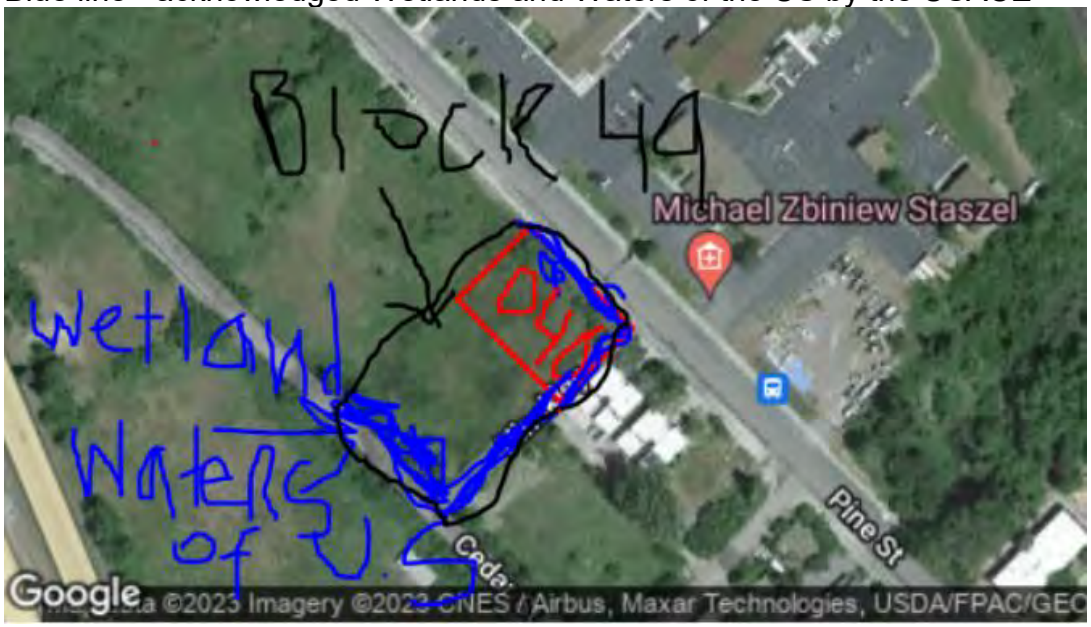


Exhibit B:

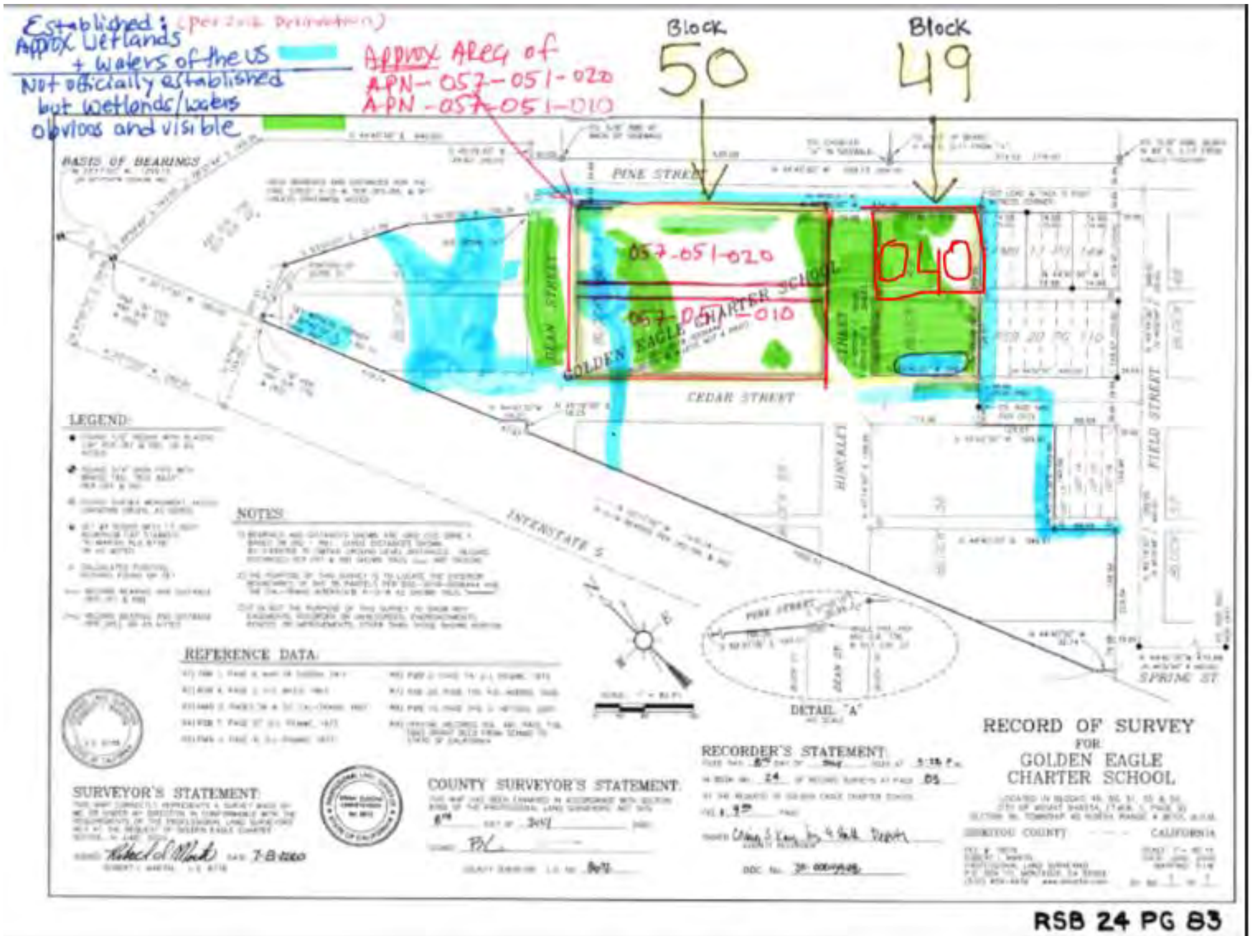

Established: (per 2016 Delineation)
Approx Wetlands + waters of the US
Not officially established but wetlands/waters obvious and visible
Approx Area of
APN-057-051-020
APN-057-051-010
Block
50
Block
49
057-051-020
057-051-010
040
PINE STREET
CEDAR STREET
DEAN STREET
GOLDEN EAGLE CHARTER SCHOOL
INTERSTATE 5
HINCKLEY
FIELD STREET
SPRING ST
RSB 20 PG 110
BASIS OF BEARINGS
LEGEND
NOTES
REFERENCE DATA
DETAIL "A"
SURVEYOR'S STATEMENT
COUNTY SURVEYOR'S STATEMENT
RECORDER'S STATEMENT
RECORD OF SURVEY
FOR
GOLDEN EAGLE
CHARTER SCHOOL
SISKIYOU COUNTY
CALIFORNIA
RSB 24 PG 83

Exhibit C:

This is a picture of Block 49 from my home.
There are significant ponds along Pine Street as well.

Ponds along Pine Street on Block 49:

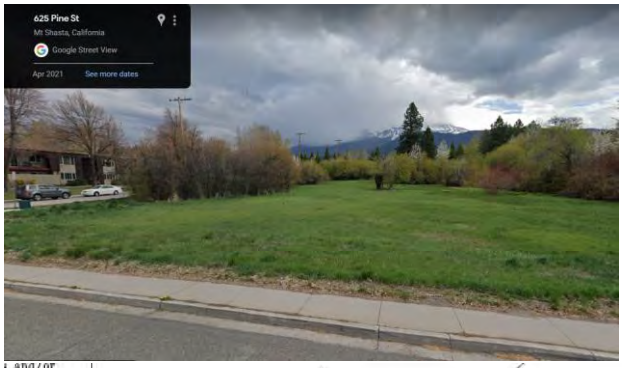
Exhibit D:

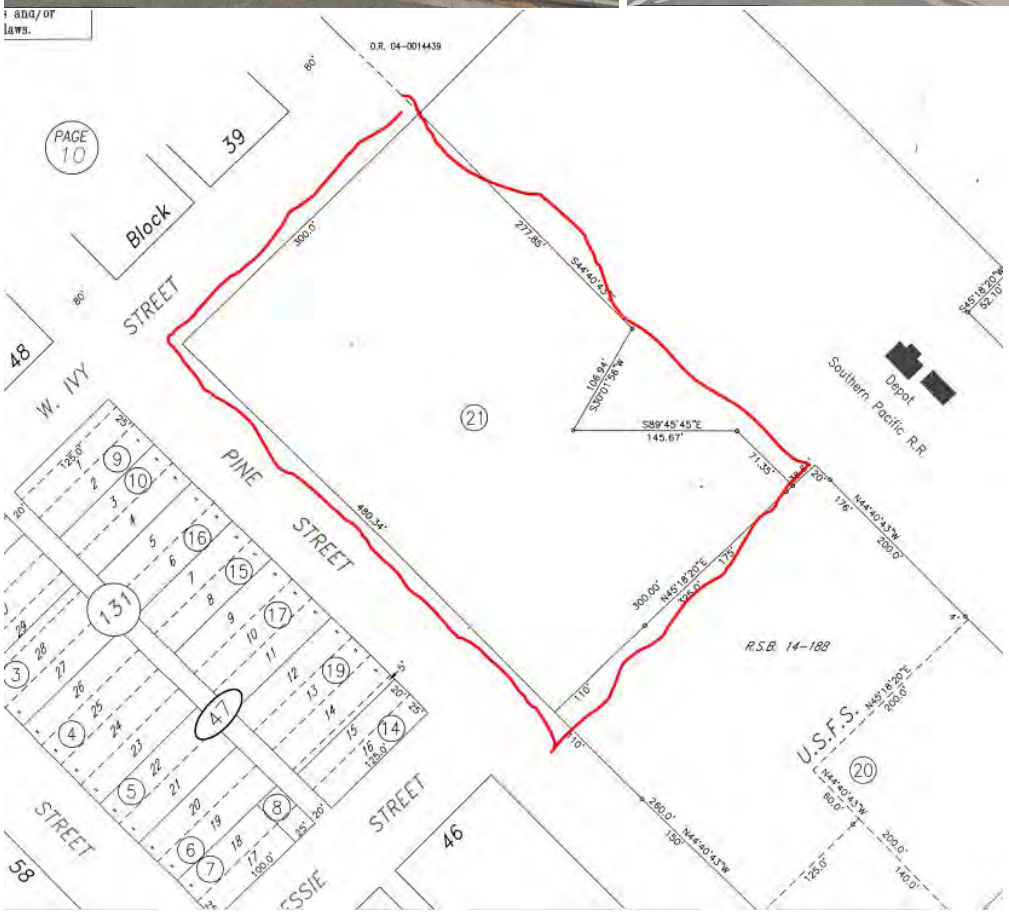
Optional RHNA Sites for consideration:

APN: 057-071-070-000 - aka 801 Pine Street

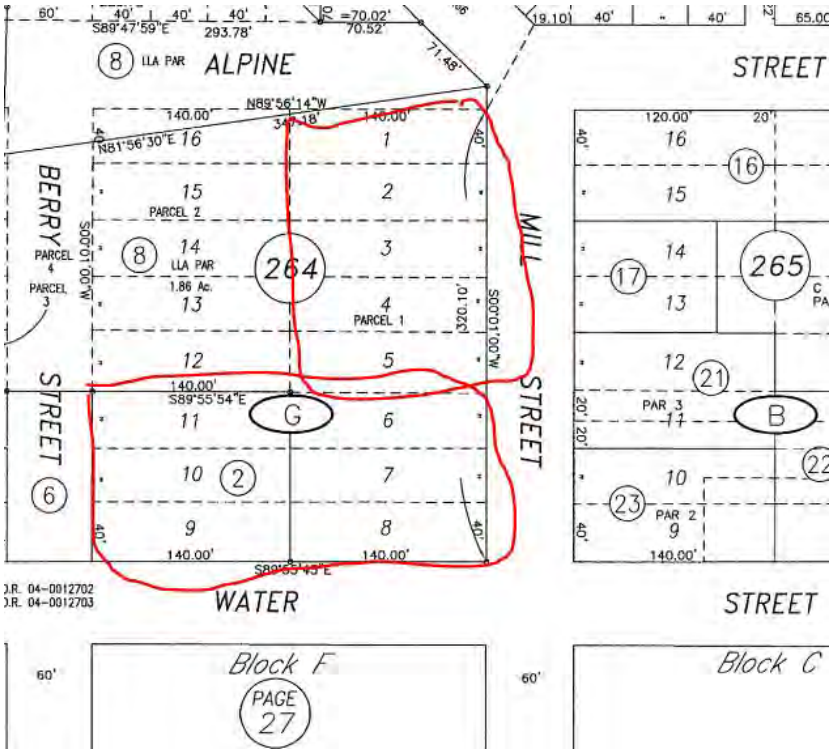
(note: "Hinkley Street" is misrepresented on Google Maps; it does not match the official records of the paper streets in Siskiyou County; Hinkley is a bit further north)

Approx. opposite 625 Pine Street (&opposite Alder Gardens) large lot Parcel 21 on map

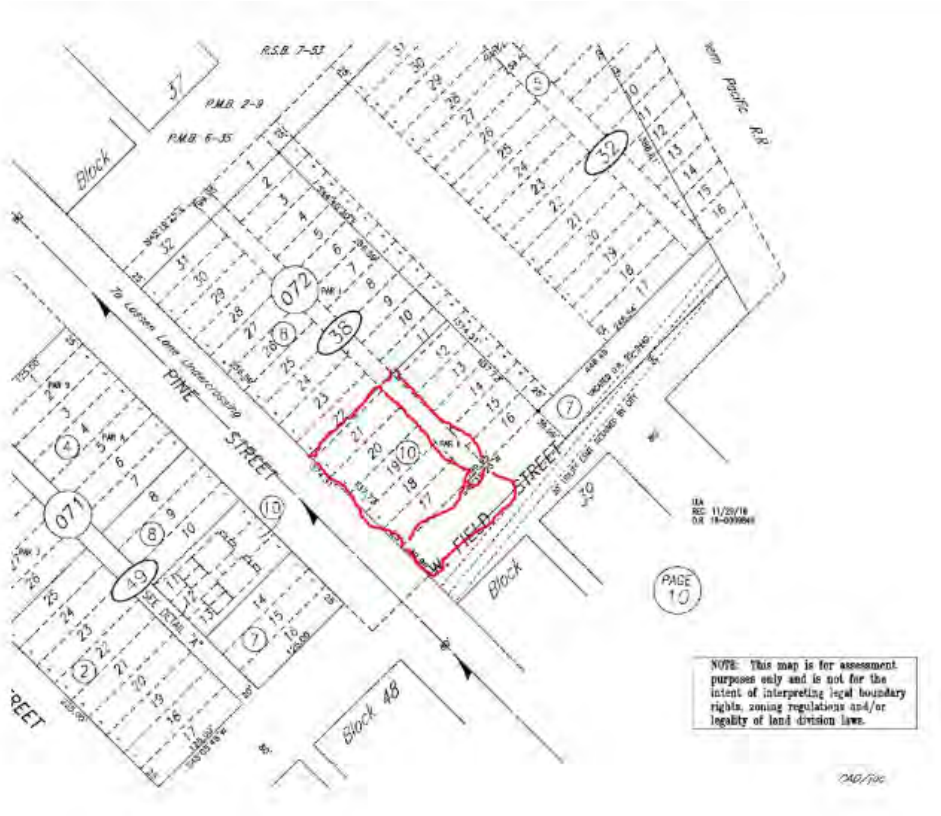




Approx.. 200 Water Street, x street Mill Street (very large lot)

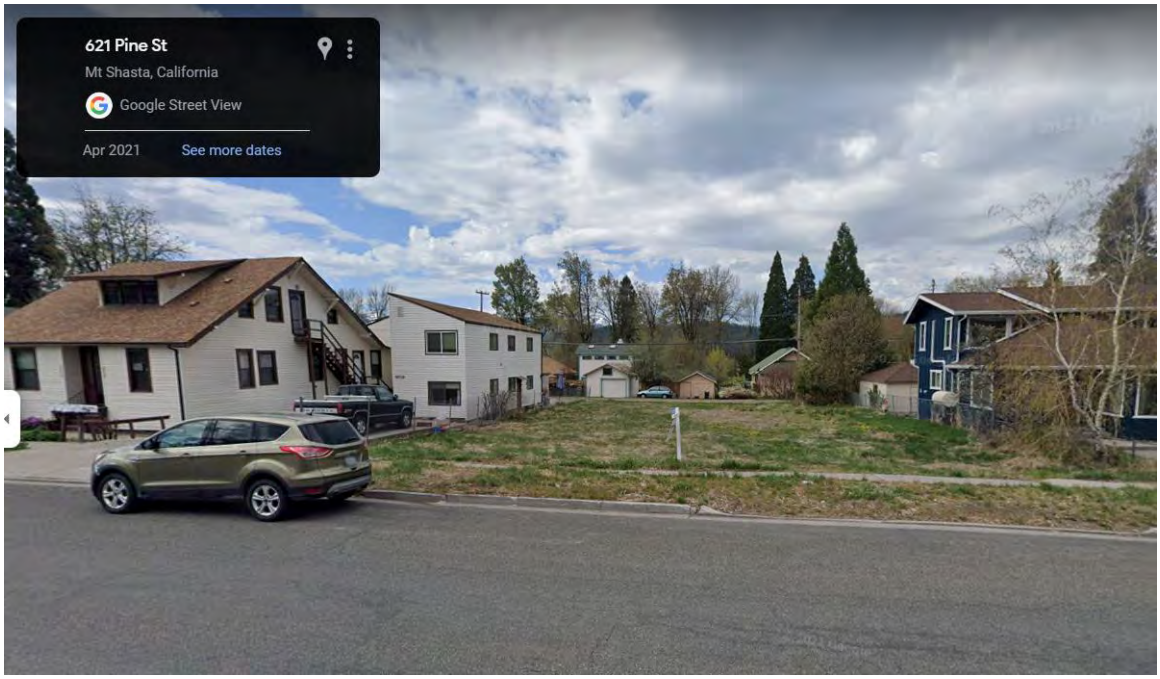


Lot for sale on south end of Mercy hospital on Pine Street:



Possible Site -but not sure of square footage:

Between 609 Pine and 621 Pine Street - no wetland issues, it is 125’ deep, not sure of width 50’ or 75’ wide



4.0 Stakeholder Interviews

Completed questionnaires from Great Northern Services, Inc. and Mt. Shasta Community Resource Center.

View results

Respondent

1 Anonymous

96:44
Time to complete

1. Name of organization: *

Great Northern Services

2. Name and Job Title: *

[redacted] Executive Director

3. What are the top three issues you come across when seeking out housing?

Very low inventory for sale/rentals.
High rent/prices compare to the rest of Siskiyou County
It's challenging to track down availability, aka folks have to search across many avenues/databases/social media/word of mouth to find available housing.

4. What should the City's priorities be when addressing housing needs for the community?

Develop moderate to high-end high density housing.
Make sure affordable housing is dispersed throughout the city not in just one area.

5. What do you feel are the greatest challenges to finding or developing housing in the City?

There is little available real estate/vacant land to develop within the City limits.
Finding contractors who will take on the risk of developing affordable housing.

6. What types of housing do you think would be most beneficial for the community? (e.g. fourplexes, apartments, townhomes, tiny home/ cottage developments, or others?)

The city needs a well-balanced mix of housing: Cottage developments for elderly and/or disabled community members who would like to live independently in separate units but not have the maintenance requirements a single family home entails; Upscale affordable townhomes and apartments for moderate income families.

7. Are there any developments within the City that you think are good examples of the types of housing we need?

The Kingston condos. The townhouses on McCloud at the end of Washington are nice.
Outside city limits and still good example: Condos on Grant Rd.

8. Are there certain areas in the City you think could benefit from revitalization as housing or mixed use developments?

Mixed use along N and S Mt. Shasta Boulevard and Chestnut, 305 Old McCloud Rd (NEST), East side of Roseburg property,

9. Are there any major housing development projects in the region that we should know about or that you think are innovative examples the City could follow?

10. Do you think that recent events, including Covid-19, wildfires, and climate change, have impacted the ability of people to find and keep housing in Mt. Shasta? If yes, how?

Yes, housing capacity has been significantly reduced by wildfires destroying in the surrounding communities, starting with the Boles Fire, in 2014 and into these days.

11. What do you think are the best ways to engage disadvantaged groups in the community?

In our organization we are always exploring new ways to engage disadvantaged community members in our programs. It takes consistent and constant outreach to meet with community members, make them feel comfortable and gain trust.

12. Are there any other matters related to housing that you would like to share?

Controlling the number of vacation rentals within the city limits.
Making sure pocket parks and open space are considered in all neighborhoods especially around affordable housing.
NIMBY and/or no growth attitude needs to be mitigated.

13. Are there community organizations that you recommend us contacting?

Siskiyou County Association of Realtors (SAOR) can provide input on the types of housing people are currently looking for.
Parks and Recreation is creating their master plan and pocket parks are integral in the parks future growth as well as the health and well being of the City and community members.

View results

Respondent		Time to complete
1	Anonymous	25:02

1. What are the top three issues you come across when seeking out housing?

Availability
Costs
Information: guide people; misperception; provide lists; secure deposits (services); page 1 link for affordable housing.

2. What should the City's priorities be when addressing housing needs for the community?

Creative, being areas available. Prop. 245 - mu. Mismatch of housing city choices, infrastructure, proximity to bus lines, pedestrian.
Housing project about 2 years ago. Protests. Ground floor convenience plan. More buying from community, more inclusive.

3. What do you feel are the greatest challenges to finding or developing housing in the City?

Costs, permits, hook ups, infrastructure, land, no rental housing available. 50 HH deep list. 2nd homes, 200 Airbnbs. Vacancy data.

4. What types of housing do you think would be most beneficial for the community? (e.g. fourplexes, apartments, townhomes, tiny home/ cottage developments, or others?)

MF. Permanent tiny home; THV (tiny home park); less expensive to build, less resources, quicker to build.

5. Are there any developments within the City that you think are good examples of the types of housing we need?

Escolan Manor - for retired seniors; duplexes.
Multi-unit develops.

6. Are there certain areas in the City you think could benefit from revitalization as housing or mixed use developments?

Williamsberg prop (being cleaned up). South end. Both mixed use.
Possible toxic waste.
Off of Lake st; RR (privately owned, grass fields) in center of town; schools.

7. Are there any major housing development projects in the region that we should know about or that you think are innovative examples the City could follow?

Mixed.
Downtown Redding - Lofts with businesses on ground floor and parking (in downtown).

8. Do you think that recent events, including Covid-19, wildfires, and climate change, have impacted the ability of people to find and keep housing in Mt. Shasta? If yes, how?

Wildfires: Carr and Camp fire, displacement, has had the biggest impact.
Ins on housing dropping altogether or increased lot.
Climate Change: Lack of water/snow
Old Towns: Old infrastructure, replacement is high cost.

9. What do you think are the best ways to engage disadvantaged groups in the community?

Hosting community forums in different locations. Provide food and childcare.
Using resource centers. Clinics use resource center distribution. City park, library, Baptist church, resource center.
Community Surveys.
Gift cards.

10. Are there any other matters related to housing that you would like to share?

More land don't neglect.
Fear to report issues for displacement.
Landlords neglecting property and tenant issues. More in Dunsmuir, weed.

11. Are there community organizations that you recommend us contacting?

Library, schools.