Before the Board of Supervisors County of Placer, State of California

Placer County Ge Adopting the 200		Resolution No.:
The following Resolution was duly	passed by the Board of	Supervisors of the County of
Placer at a regular meeting held Ma	y 12, 2009, by the followi	ing vote on roll call:
Ayes:		
Noes:		
Absent:		
	Signed and approv	ved by me after its passage.
Attest: Clerk of said Board	Chairman, Board c	of Supervisors
Ann Holman	F.C. Rockholm	

WHEREAS: All jurisdictions are required to review their Housing Element of their General Plan as frequently as appropriate and update their Housing Element at regular intervals. For a local government within the regional jurisdiction of the Sacramento Area Council of Governments (SACOG), the date for the revision of its housing element was June 30, 2008. Placer County (County) submitted a draft Housing Element to the California Department of Housing and Community Development (HCD) in August 2008 and has been working diligently with HCD since that time to address their questions.

WHEREAS: On March 12, 2009, the County Planning Department received a letter from HCD stating the County's Housing Element Policy Document and the Housing Element Background Report, both dated February 27, 2009, copies of which are on file with the Clerk of the Board of Supervisors and which are incorporated herein by reference (2008 Housing Element Update) will comply with State housing element law when adopted and submitted to HCD pursuant to Government Code section 65585(g). Consequently if the Board of Supervisors adopts the 2008 Housing Element Update as reviewed by HCD, the County's Housing Element will be presumed valid pursuant to Government Code

WHEREAS: At its regular meeting of March 26, 2009, the County Planning Commission held a noticed public workshop to receive comments on the 2008 Housing Element Update. This public workshop was noticed in accordance with all legal requirements and was also distributed to a number of organizations, agencies and individuals concerned about housing issues in Placer County. Notice of this workshop was also posted on the Planning Department's web site. There was no opposition to the 2008 Housing Element Update at the hearing.

WHEREAS: Pursuant to and in compliance with Government Code Section 65354, at its regular meeting of April 9, 2009, the Planning Commission voted unanimously to forward a favorable recommendation to the Board of Supervisors to amend the County General Plan by adopting the 2008 Housing Element Update.

WHEREAS: Pursuant to and in compliance with Government Code Section 65355, at its regular meeting of May 12, 2009, the Board of Supervisors held a duly noticed public hearing to consider amending the County General Plan by adopting the 2008 Housing Element Update.

WHEREAS: No modifications have been made to the 2008 Housing Element Update that were not previously considered by the Planning Commission when the Commission forwarded its recommendation to the Board. Therefore, no referral back to the Planning Commission pursuant to Government Code Section 65356 is required.

WHEREAS: Pursuant to Government Code Section 65585, the guidelines adopted by the HCD were considered when preparing the 2008 Housing Element Update.

WHEREAS: Amending the County General Plan by adopting the 2008 Housing Element Update is in the public interest. Among other things, the 2008 Housing Element Update provides updated facts and figures regarding the production of housing and available housing programs in the County and addresses the topics required by changes in state law. The 2008 Housing Element Update makes adequate provisions for the existing and projected housing needs for all economic segments of the community. The 2008 Housing Element Update is in the public interest since it addresses regional housing needs.

WHEREAS: Amending the County General Plan by adopting the 2008 Housing Element Update would not create any internal General Plan inconsistencies or otherwise cause the General Plan to be deficient. The 2008 Housing Element Update will amend Section 2, Housing, of the Placer County General Plan as adopted by the Board of Supervisors on May 20, 2003, and replaces the 2003 Housing Element Update in its entirety.

WHEREAS: Amending the County General Plan by adopting the 2008 Housing Element Update would not create any inconsistencies with existing state or federal laws or regulations or with any existing County ordinances, regulations, plans or policies.

WHEREAS: In taking action on the Housing Element Update, the Board fully reviewed and considered the information in staff reports, oral and written testimony

received from members of the public and other public agencies, and additional information contained in reports, correspondence, studies, proceedings, and other matters of record included or referenced in the administrative record of these proceedings.

WHEREAS: An Initial Study was completed per the requirements of the California Environmental Quality Act (CEQA) and the County's CEQA Guidelines. The negative declaration has been prepared as required by law. Based upon the whole record, there is no substantial evidence that the project will have a significant effect on the environment. The Negative Declaration reflects the County's independent judgment and analysis, and the Negative Declaration is adopted.

WHEREAS: The administrative record for this action is located in the Office of the Clerk of the Board of Supervisors and in the County Planning Department office.

NOW, THEREFORE BE IT RESOLVED: The Board of Supervisors of Placer County finds all of the foregoing recitals to be true and correct and hereby amends the Placer County General Plan by adopting the 2008 Housing Element Update, consisting the Housing Element Policy Document and the Housing Element Background Report, both dated February 27, 2009, copies of which are on file with the Clerk of the Board of Supervisors and which are incorporated herein by reference, and hereby replaces and supersedes the 2003 Housing Element Update in its entirety with the 2008 Housing Element Update.

BE IT FURTHER RESOLVED: The Planning Director is directed to promptly submit the 2008 Housing Element as adopted by the Board to HCD pursuant to Government Code section 65585(g).

BE IT FURTHER RESOLVED: The Planning Department is directed to file a Notice of Determination with the County Clerk within five (5) working days in accordance with Public Resources Code section 21152(a) and CEQA Guidelines section 15094.