

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

In the matter of: Amending the General Plan
By Adopting the 2013
Housing Element Update

Resolution No.: _____
FIRST READING: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chairman, Board of Supervisors

Ann Holman

Jim Holmes

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, AS FOLLOWS:

WHEREAS, State law requires all jurisdictions to update the Housing Element of their General Plan as frequently as appropriate. For local governments within the regional jurisdiction of the Sacramento Area Council of Governments (SACOG), the date for the revision of their housing elements is October 31, 2013.

WHEREAS, The County submitted a draft Housing Element to the California Department of Housing and Community Development (HCD) in April 2013; and,

WHEREAS, On June 13, 2013, the County Planning Department received a letter from HCD stating the County's Housing Element Update complies with State law; and,

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ATTACHMENT 2

WHEREAS, At its regular meeting of February 28, 2013, the County Planning Commission held a public workshop on the draft 2013 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; and,

WHEREAS, At its regular meeting of August 22, 2013, the Planning Commission voted unanimously to forward a favorable recommendation to the Board of Supervisors regarding amending the County General Plan by adopting the 2013 Housing Element Update; and,

WHEREAS, At its regular meeting of October 8, 2013, the Board of Supervisors held a duly noticed public hearing to consider amending the County General Plan by adopting the 2013 Housing Element Update; and,

WHEREAS, An Initial Study was completed per the requirements of the California Environmental Quality Act (CEQA) and the County's CEQA Guidelines. The Board of Supervisors has considered the Negative Declaration and finds, based on the whole record before it, that there is no substantial evidence that the project will have a significant effect on the environment, and that the Negative Declaration reflects the County's independent judgment and analysis.

NOW, THEREFORE, The Board of Supervisors finds as follows:

- A. Pursuant to Government Code Section 65585, the guidelines adopted by the Department of Housing and Community Development were considered when preparing the 2013 Housing Element Update.
- B. Pursuant to and in compliance with Government Code Section 65353, the County Planning Commission held a noticed public workshop and accepted public comment on the 2013 Housing Element Update at its February 28, 2013 regular meeting. There was no opposition to the 2013 Housing Element Update at the hearing.
- C. Pursuant to and in compliance with Government Code Section 65354, at its regular meeting of August 22, 2013, the Planning Commission considered the 2013 Housing Element Update and voted unanimously to forward a favorable recommendation to the Board of Supervisors regarding adoption of the 2013 Housing Element Update.
- D. Pursuant to and in compliance with Government Code Section 65355, the Board of Supervisors held a noticed public hearing on the adoption of the 2013 Housing Element Update at its October 8, 2013 regular meeting.
- E. No modifications have been made to the 2013 Housing Element Update that were not previously considered by the Planning Commission when the Commission forwarded its recommendation to the Board. Therefore, no referral to the Planning Commission pursuant to Government Code Section 65356 is required.

- F. Amending the County General Plan by adopting the 2013 Housing Element Update is in the public interest. The General Plan is the primary mechanism for setting goals and overall policy direction for the use of land within the unincorporated area of Placer County. Among other things, the 2013 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. Availability of housing is a vital issue of local and statewide importance. The Housing Element makes adequate provisions for the existing and projected housing needs for all economic segments of the community. The housing element also is in the public interest since it addresses regional housing needs.
- G. Amending the County General Plan by adopting the 2013 Housing Element Update would not create any internal General Plan inconsistencies or otherwise cause the General Plan to be deficient. The 2013 Housing Element Update will amend Section 2, Housing, of the Placer County General Plan adopted by the Board of Supervisors on May 21, 2013, replacing the 2008 Housing Element Update in its entirety.
- H. Amending the County General Plan by adopting the 2013 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.
- I. 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.
- J. HCD has determined that the 2013 Housing Element Update complies with State law regarding housing elements (Government Code Section 65580 et seq.).
- K. The administrative record for this action is located in the Office of the Clerk of the Board of Supervisors and in the County Planning Services Division office.