

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

**In the matter of:**  
Amending the General Plan by Adopting the  
2021 Housing Element Update

Resolution No.: 2021-092

The following Resolution was duly passed by the Board of Supervisors of the County of Placer  
at a regular meeting held on May 11, 2021, 2021 by the following vote:

Ayes: GORE, HOLMES, JONES, GUSTAFSON, WEYGANDT

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.



Chair, Board of Supervisors

Attest:



Clerk of said Board

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WHEREAS, State law requires all jurisdictions to periodically update the housing element of their General Plan according to an eight-year time frame; and

WHEREAS, the County last updated its housing element in 2013 (for the eight-year planning period from October 31, 2013 to October 31, 2021); and the Board of Supervisors adopted the 2013-2021 Housing Element Update (Background Document and Housing Element Policy Document) on October 8, 2013; and

WHEREAS, State law requires all jurisdictions to adopt their housing element updates by May 15, 2021 for the eight-year planning period from May 15, 2021 to May 15, 2029; and

WHEREAS, State law also requires local governments to submit draft and adopted housing elements to the California Department of Housing and Community Development (HCD) for State law compliance review; and

WHEREAS, as part of the Housing Element update process for the 2021-2029 planning period (2021 Housing Element Update), the County implemented the State's public participation requirements in housing element law, that jurisdictions shall "include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element ...." (Government Code Section 65583(c)(9)), through extensive and widespread outreach efforts prior to the release of the draft 2021 Housing Element Update. Public outreach and engagement methods utilized were public workshops, stakeholder meetings, surveys, focus groups, news releases, targeted email blasts, social media, and a dedicated project webpage; and

WHEREAS, on October 30, 2020, the County released the Public Review Draft 2021 Housing Element Update for public review and comment; and

WHEREAS, at its regular meeting of November 12, 2020, the Planning Commission held a public workshop on the draft 2021 Housing Element Update to receive comments from the Commission and members of the public; and

WHEREAS, at its regular meeting of December 15, 2020, the Board of Supervisors held a public workshop on the draft 2021 Housing Element Update to receive comments from the Board and members of the public prior to submitting it the HCD for review; and

WHEREAS, both the Planning Commission and Board of Supervisors' public workshops were duly noticed in accordance with all legal requirements under State law and County Code; distributed to several agencies, organizations, all the County Municipal Advisory Councils, and individuals concerned about housing issues in Placer County; and notice of these public workshops was also posted on the County's website; and

WHEREAS, staff reviewed all written comments submitted by members of the public and public agencies after the release of the Public Review Draft 2021 Housing Element Update and based on comments received as well as comments from the Planning Commission and Board of Supervisors staff made revisions to the Public Review Draft document; and

WHEREAS, the County submitted the revised draft 2021 Housing Element Update to HCD on December 22, 2020 for a 60-day review period by HCD; and

WHEREAS, HCD provided the County with recommended revisions in January and February of 2021; and

WHEREAS, the County made revisions to the draft 2021 Housing Element Update to address changes recommended by HCD pursuant to Government Code Section 65585(f)(1), and submitted the revisions to HCD on February 5th and February 17th, 2021; and

WHEREAS, HCD provided the County with a letter dated February 18, 2021 stating that the County's draft 2021 Housing Element Update, incorporating the revisions submitted, meets the statutory requirements of State Housing Element Law (Article 10.6 of Gov. Code), and that the 2021 Housing Element Update will comply with State Housing Element Law when the element is adopted, submitted to, and approved by HCD, in accordance with Government Code Section 65585; and

WHEREAS, the County brought forward the Adoption Draft 2021 Housing Element Update (dated March 2021) to the Planning Commission; and

WHEREAS, at its regular meeting of April 8, 2021, the Planning Commission held a duly noticed public hearing pursuant to State law and County Code on the Adoption Draft 2021 Housing Element Update, and voted to forward a favorable recommendation to the Board of Supervisors to amend the County General Plan by adopting the Adoption Draft 2021 Housing Element Update; and

WHEREAS, at its regular meeting of May 11, 2021, the Board of Supervisors held a duly noticed public hearing pursuant to State law and County Code to consider amending the County General Plan by adopting the Adoption Draft 2021 Housing Element; and

WHEREAS, the Planning Commission and Board of Supervisors public hearings were duly noticed in accordance with all legal requirements and was also distributed to several agencies, organizations including all the Municipal Advisory Councils, and individuals concerned about housing issues in Placer County. Notice of these public workshops was also posted on the County's website; and

WHEREAS, an Addendum to the Placer County Housing Element Update 2013-2021 Negative Declaration, (adopted on October 8, 2013, 2013 Negative Declaration), was completed pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164 and Placer County Environmental Review Ordinance Section 18.16.090; and

WHEREAS, the Board of Supervisors has considered the Addendum to Placer County Housing Element Update 2013-2021 Negative Declaration and the 2013 Negative Declaration and finds, based on the whole record before it, that: (1) adoption of an Addendum to the Placer County Housing Element Update 2013-2021 Negative Declaration is consistent with CEQA Guidelines Section 15164, (2) there is no substantial evidence in light of the whole record that any of the circumstances identified in CEQA Guidelines Section 15162 exist, and that (3) the Addendum to Placer County Housing Element Update 2013-2021 Negative Declaration reflects the County's independent judgment and analysis.

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

**1. The Board of Supervisors hereby makes the following findings:**

- A. Pursuant to Government Code Section 65585, the guidelines adopted by the California Department of Housing and Community Development (HCD) were considered when preparing the 2021 Housing Element Update.
- B. Pursuant to and in compliance with Government Code Section 65353, the Planning Commission held a duly noticed public workshop and accepted public comment on the draft 2021 Housing Element Update at its November 12, 2020 regular meeting. Two members of the public provided verbal comments during the workshop.
- C. Pursuant to and in compliance with Government Code Section 65355, the Board of Supervisors held a duly noticed public workshop and accepted public comment on the draft 2021 Housing Element Update at its December 15, 2020 regular meeting. Five members of the public provided verbal comments during the workshop.
- D. Pursuant to and in compliance with Government Code Section 65354, the Planning Commission held a duly noticed public hearing at its April 8, 2021 regular meeting and considered the Addendum to the Negative Declaration and the Adoption Draft 2021 Housing Element Update.

- E. Pursuant to and in compliance with Government Code Section 65355, the Board of Supervisors held a duly noticed public hearing at its May 11, 2021 regular meeting on the adoption of the Adoption Draft 2021 Housing Element Update. During said hearing, the Board considered the Planning Commission's recommendations on both the Addendum to the Negative Declaration and the Adoption Draft 2021 Housing Element Update, the staff report, and all written and oral testimony.
  - F. The Board of Supervisors closed the public hearing and determined that no modifications were needed to the Adoption Draft 2021 Housing Element Update and therefore, pursuant to Government Code Section 65356, no referral back to the Planning Commission was required prior to Board action on an amendment to the County General Plan to adopt the final document hereby known as the 2021 Housing Element Update.
- 2. The Board of Supervisors hereby adopts the Addendum to Placer County Housing Element Update 2013-2021 Negative Declaration based on the findings set forth in this resolution and hereby amends the Placer County General Plan to adopt the 2021 Housing Element Update subject to the following findings:**
- A. Amending the County General Plan by adopting the 2021 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 2021 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, regional, and statewide importance. The 2021 Housing Element Update makes adequate provisions for the existing and projected housing needs for all economic segments of Placer County. Furthermore, the 2021 Housing Element Update is also in the public interest since it addresses regional housing needs.
  - B. Amending the County General Plan by adopting the 2021 Housing Element Update would not create any internal General Plan inconsistencies or otherwise cause the General Plan to be deficient. The 2021 Housing Element Update will amend Section 2, Housing, of the Placer County General Plan adopted by the Board of Supervisors on August 16, 1994 and last updated on May 21, 2013.
  - C. Adoption of the 2021 Housing Element Update will replace the 2013 Housing Element Update, adopted by the Board of Supervisors on October 8, 2013, in its entirety.
  - D. Amending the County General by adopting the 2021 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.
  - E. In taking action on the 2021 Housing Element Update, the Board of Supervisors 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.

- F. In its letter dated February 18, 2021, HCD has determined that the draft 2021 Housing Element Update complies with State law regarding housing elements (Government Code Section 65580 et seq.).
  - G. The County has included all revisions recommended by HCD, brought forward said revised draft, known as the Adoption Draft 2021 Housing Element Update to which neither the Planning Commission nor Board of Supervisors made further changes.
  - H. Based on the above, the Board of Supervisors finds that adoption of the Adoption Draft 2021 Housing Element Update to be known as the 2021 Housing Element Update substantially complies with Article 10.6 of the Government Code and is adopted pursuant to Government Code Section 65585(f)(1).
  - I. The administrative record for this action is located in the Office of the Clerk of the Board of Supervisors and in the County Community Development Resource Agency Administration Division office.
- 3. This resolution shall take full force and effect immediately upon adoption.**
  - 4. The Board of Supervisors hereby directs the Community Development Resource Agency to promptly submit a copy of the 2021 Housing Element Update to HCD.**
  - 5. The 2021 Housing Element Update shall take effect upon the adoption date by the Board of Supervisors identified in this resolution.**

**Exhibit**

On file with the Clerk of the Board: Exhibit 1 - Adoption Draft 2021 Housing Element (March 2021)

**EXHIBIT 1**

**ADOPTION DRAFT 2021 HOUSING ELEMENT (MARCH 2021)**

The Adoption Draft 2021 Housing Element (March 2021) is on file with the Office of the Clerk of the Board of Supervisors and is posted on the County website at:  
<https://www.placer.ca.gov/6624/2021-Housing-Element-Update>