

## RESOLUTION NO. 15-122

### RESOLUTION OF THE MENDOCINO COUNTY BOARD OF SUPERVISORS ADOPTING THE 2014-2019 UPDATE OF THE MENDOCINO COUNTY 2009 GENERAL PLAN HOUSING ELEMENT AND CERTIFYING ITS NEGATIVE DECLARATION

WHEREAS, California State Housing Element Law (Title 7, Division 1, Chapter 3, Article 10.6 of the Government Code, section 65580 *et seq*; the "Housing Element Law") requires each city and county to update the housing element of its General Plan every five years to ensure that adequate development sites for new housing are available to meet the regional housing need; and

WHEREAS, The content of the Housing Element is mandated by the California Government Code, which also requires review by the California Department of Housing and Community Development (HCD) to determine compliance with State law; and

WHEREAS, The County's Housing Element was adopted as a chapter in the General Plan on September 24, 1981, prepared by County staff following outreach efforts conducted in order to involve residents and community organizations in its development, and subsequently updated on April 26, 1993, January 27, 2004, December 14, 2004, and March 23, 2010; and

WHEREAS, the Board of Supervisors directed the Department of Planning and Building Services (PBS) to complete the preparation of the 2014-2019 Housing Element Update on December 16, 2014; and

WHEREAS, PBS held two public meetings, which included a panel of local housing stakeholders, in Willits on February 22, 2014 and in Fort Bragg on March 1, 2014; and

WHEREAS, the Planning Commission reviewed working drafts of the 2014-2019 Housing Element Update at public hearings held on June 19, 2014, August 21, 2014, November 20, 2014, and June 18, 2015; and

WHEREAS, Government Code Section 65585 provides that a city or county must submit a draft housing element or housing element amendment to HCD prior to the adoption of a housing element or housing element amendment, and that HCD shall review the draft and provide written findings as to whether the draft substantially complies with the requirements of the Housing Element Law; and

WHEREAS, staff submitted the draft 2014-2019 Housing Element update to HCD for comment on January 22, 2015; and

WHEREAS, HCD issued their conditional approval of this amended draft in a letter dated March 26, 2015 which specifically states that the County's draft 2014-2019 Housing Element Update meets State requirements and will comply with the Housing Element Law with the modifications listed below:

- The subsections in the introduction discussing "Community Participation" and "General Plan Consistency" have been expanded to include more specific detail.
- The addition of Action Items to implement State Bill 2 (2007).
- An additional subsection addressing persons with developmental disabilities has been added to the "Housing Needs Assessment" section, under subsection "Special Needs Groups".

- The addition of Action Item 2.1f to explore the possibilities and the best course of action for establishing a program to assist in replacing substandard mobile homes.
- Table 5-1-3 (Quantified Objectives) has been updated to reflect County Conservation/Preservation projections over the course of the Housing Element update based on work completed by Mendocino County Community Development Commission. ; and

WHEREAS, PBS staff reviewed the written findings of HCD's conditional approval of the draft 2014-2019 Housing Element Update and has modified the draft to make the modifications, which is attached hereto as Exhibit A; and

WHEREAS, PBS staff has prepared a negative declaration for the 2014-2019 Housing Element Update (Exhibit B), pursuant to State and County CEQA Guidelines, based on an initial study dated May 1, 2015, and made available on May 13, 2015, for public review; and

WHEREAS, the revised 2014-2019 Housing Element Update was reviewed by the Planning Commission on June 22, 2015, which unanimously voted to recommend approval of the adoption of the draft Housing Element Update and its accompanying negative declaration; and

WHEREAS, the revised 2014-2019 Housing Element update must be adopted by the Board of Supervisors before the it may be sent to HCD for final certification; and

WHEREAS, prior to adopting or amending a general plan, Government Code Section 65355 requires the legislative body to hold at least one public hearing, notice of which shall be given pursuant to Government Code section 65090; and

WHEREAS, notice that the Board of Supervisors would hold a public hearing on the 2014-2019 Housing Element Update and adopt a negative declaration on August 4, 2015, was provided on July 19, 2015; and

NOW, THEREFORE, BE IT RESOLVED, based on the findings set forth in this Resolution and the evidence contained in the record for this matter, that the Mendocino County Board of Supervisors makes the following findings:

1. The foregoing recitals are true and correct and incorporated herein by this reference.
2. The Housing Element Update is an update of the County's existing Housing Element and was prepared in accordance with the California Planning and Zoning laws and complies with all applicable provisions of the Housing Element Law.
3. A negative declaration has been prepared for the Housing Element Update in compliance with State and County CEQA Guidelines Section 15063. It was determined that the proposed project could not have a significant effect on the environment, and a negative declaration has been prepared.
4. The Housing Element Update is consistent with the Land Use Element and other elements of the County's General Plan.

; And

BE IT FURTHER RESOLVED, based on the findings set forth in this Resolution and the evidence contained in the record for this matter, that the Mendocino County Board of Supervisors hereby adopts the 2014-2019 Housing Element Update and certifies the negative declaration, attached hereto as Exhibits A and B, respectively; and

BE IT FURTHER RESOLVED that the Mendocino County Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 501 Low Gap Road, Room 1010, Ukiah, California 95482; and

BE IT FURTHER RESOLVED, that PBS is authorized to submit the 2014-2019 Housing Element Update to HCD for final certification.

The foregoing Resolution introduced by Supervisor Hamburg, seconded by Supervisor Gjerde, and carried this 4<sup>th</sup> day of August, 2015, by the following vote:

AYES: Supervisors Brown, McCowen, Woodhouse, Gjerde and Hamburg  
NOES: None  
ABSENT: None

WHEREUPON, the Chair declared said Resolution adopted and SO ORDERED.

AUG 07 2015

ATTEST: CARMEL J. ANGELO  
Clerk of the Board

CARRE BROWN, Chair  
Mendocino County Board of Supervisors

Deputy

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

APPROVED AS TO FORM:  
DOUGLAS L. LOSAK, Interim County Counsel

BY: CARMEL J. ANGELO  
Clerk of the Board

Deputy

Exhibit:

- A) Mendocino County Housing Element Update (2014-2019)
- B) Initial Study and Negative Declaration for Housing Element Update (2014-2019)