



Legislation Text

File #: 22-0407, Version: 1

HEARING - To consider the unanimous recommendation for approval from the Planning Commission on General Plan Amendment GPA21-0004/Amended 2021-2029 Housing Element Update recommending the Board of Supervisors (Board) take the following actions:

- 1) Adopt the California Environmental Quality Act (CEQA) Revised Addendum to the El Dorado County's General Plan Environmental Impact Report (EIR), certified in July 2004 (State Clearinghouse Number 2001082030) demonstrating that the analysis in that EIR adequately addresses the potential physical impacts associated with implementation of the proposed project and the proposed project would not trigger any of the conditions described in the CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration based on the analysis prepared by staff;
- 2) Approve General Plan Amendment GPA21-0004 amending the General Plan to incorporate the amended 2021-2029 Housing Element Update based on Findings as presented by staff; and
- 3) Adopt and authorize the Chair to sign Resolution **046-2022** to amend the County General Plan to incorporate the Amended 2021-2029 Housing Element.

FUNDING: General Fund.

DISCUSSION / BACKGROUND

On, August 31, 2021, Planning and Building Department staff presented the 2021-2029 Housing Element Update to the County General Plan project (Project GPA21-0002) to the Board of Supervisors. Following closure of the public hearing and deliberation, the Board adopted the Addendum to the El Dorado County General Plan Environmental Impact Report (EIR), certified in July 2004 (State Clearinghouse No. 2001082030); and adopted Resolution 107-2021 to approved General Plan Amendment GPA21-0002 amending the General Plan to incorporate the 2021-2029 Housing Element Update.

Staff submitted the adopted Housing Element to the State Department of Housing and Community Development (HCD) for review on September 7, 2021. Staff worked with HCD on necessary revisions to achieve Certification that the Housing Element is consistent with state law. The County received a conditional letter of Certification dated December 6, 2021, from HCD stating in part that, "The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is re-adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585."

On February 24, 2022, Planning staff presented the amended 2021-2029 Housing Element to the County General Plan (Project GPA21-0004) project to the Planning Commission (Agenda Item No. 4, Legistar File No. 22-0237).

Staff revised the initial recommendation to the Planning Commission based on action taken by the Board of Supervisors on February 8, 2022, (Agenda Item No.17, Legistar File No. 22-0194). The Board decision to adopt General Plan Land Use Map and Zoning corrections for eight parcels included parcel 083-465-028 located in Cameron Park on Mira Loma Drive. Parcel 083-465-028 was

included in the Housing Element Vacant Land Inventory. Because of the land use and zoning correction from multifamily to single family residential, staff added a recommendation to the Planning Commission to remove parcel number 083-465-028 from the Vacant Land Inventory and revise related text. The Track Changes attachment to this item (Attachment G) reflects those recommended changes.

Following closure of the public hearing and deliberation, Planning Commissioner Payne made a motion to approve staff's recommendation that the Planning Commission forward a recommendation to the Board to approve the Project, with a second by Commissioner Ross. The Planning Commission motion (5-0 vote for approval) recommends that the Board of Supervisors, 1) adopt the revised Addendum to the El Dorado County General Plan Environmental Impact Report (EIR), certified in July 2004 (State Clearinghouse No. 2001082030); 2) Remove parcel number 083-465-028 due to mapping and zoning correction from multifamily to single family residential and revise related text; and, 3) Approve General Plan Amendment GPA21-000 amending the General Plan to incorporate the amended 2021-2029 Housing Element Update.

The full recommendation from the Planning Commission is available in the meeting minutes from February 24, 2022 (Agenda Item No. 4, Legistar File No. 22-0237). The Agenda and Staff Report are available on the County web site at <https://eldorado.legistar.com/Calendar.aspx>.

ALTERNATIVES

The State of California has determined that housing is of vital importance to the economic, environmental, and social quality of life in California. As a result, the state imposes consequences for failure to timely adopt and obtain certification of the Housing Element. For example, if the Housing Element is not certified by HCD, the County would not be eligible to apply for upwards of \$ 9.0 million in funding opportunities for various housing, recreation and transportation grant programs.

PRIOR BOARD ACTION

On September 18, 2018, the Board adopted Resolution of Intention 193-2018 to amend the County General Plan by updating the Housing Element in 2021 as required by State law. (Agenda Item No. 20, Legistar File No. 18-1146.)

On March 19, 2019, the Board received a presentation from Greg Chew, Senior Planner for the Sacramento Area Council of Governments (SACOG), and Paul McDougall, Policy Manager, Division of Housing Policy Development at HCD, regarding the methodology process for the 2021-2029 Regional Housing Needs Assessment for the 2021-2029 Housing Element Update of the General Plan. (Agenda Item No. 22, Legistar File No. 19-0219)

On November 19, 2019, the Board received a presentation from staff regarding an update to the methodology process for the Regional Housing Needs Assessment for the 2021-2029 General Plan Housing Element Update. (Agenda Item No. 36, Legistar File No. 19-1575)

On January 28, 2020, the Board approved the Chair's signature on a three-year Agreement (Agreement 4511) with PlaceWorks, Inc. for the provision of services required for the General Plan Housing Element Update for the planning period of 2021-2029. (Agenda Item No. 25, Legistar File No. 19-1865)

On November 10, 2020, the Board adopted Resolution 171-2020, authorizing the Planning and

Building Department Director to execute a Memorandum of Understanding with SACOG to accept \$35,000 in grant funding under the Regional Early Action Planning (REAP) grant allocation from HCD Local Government Planning Support Grants Program. (Agenda Item No.32, Legistar File No. 20-1320.)

On July 19, 2021, the Board held a joint informational public workshop with the Planning Commission on the 2021-2029 Housing Element Public Review Draft to solicit input and encourage public participation during the process of updating the Housing Element of the County General Plan. (Agenda item No. 1, Legistar File No. 21-1087)

On August 31, 2021, at a public hearing the Board adopted the California Environmental Quality Act (CEQA) Addendum to the El Dorado County's General Plan Environmental Impact Report (EIR), certified in July 2004 (State Clearinghouse Number 2001082030). The EIR Addendum demonstrates that the analysis in that EIR adequately addresses the potential physical impacts associated with implementation of the proposed project and the proposed project would not trigger any of the conditions described in the CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration based on the analysis prepared by staff. The Board approved General Plan Amendment GPA21-0002 and Resolution 107-2021 to amend the County General Plan to incorporate the 2021-2029 Housing Element Update. (Agenda item No. 44, Legistar File No.21-1397).

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel and the California Department of Housing and Community Development.

FINANCIAL IMPACT

Project costs charged to the Department's existing budget come from the General Fund.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk of the Board will obtain the Chair's signature on the Resolution.
- 2) Clerk of the Board will forward one (1) certified copy of the signed Resolution to the Planning and Building Department, Long Range Planning, attention of C.J. Freeland.

STRATEGIC PLAN COMPONENT

Good County Governance - Accountability with respect to laws, regulations and policies. Healthy Communities - Achieve sufficient and attainable housing for all El Dorado County residents. Economic Development - Provide attainable housing options - balance jobs with housing.

CONTACT

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