

Image Not
Available

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

DATE: May 5, 2009 at 3:15 p.m.

TO: Board of Supervisors

FROM: Jane Riley, Project Planner

SUBJECT: GPA08-0027; Adoption of 2009 General Plan Housing Element

Introduction and Previous Action of the Board of Supervisors:

On January 13, 2009 the Board of Supervisors approved the Draft 2009 Housing Element for transmittal to the State Department of Housing & Community Development (HCD) for review, as required by state law. The Draft Element was transmitted to HCD on January 29, 2009; HCD review was completed on April 3, 2009. Overall, HCD is very pleased with the Draft Housing Element and with the County's housing efforts in general. The modifications and additions requested by HCD are minor in nature and do not affect the County's fundamental approach to housing planning. No major policy changes are needed to achieve state certification. Additions and modifications shown in the attached documents are to address HCD's concerns and to meet the technical requirements of State Housing Element law.

During the 60-day HCD review process, PRMD and HCD staff worked together and agreed to make certain program modifications and additions. Those changes, along with the changes recommended to address comments made in HCD's April 3rd review letter (attached), are discussed in this Staff Report.

ISSUES DISCUSSED

Issue #1: Sites Inventory Analysis

Discussion

State law requires that each jurisdiction include an inventory of sites with adequate zoning to meet the Regional Housing Need Allocation (RHNA) for all economic segments of the community. The County's 2009 Housing Element includes an inventory with sufficient sites; however, at HCD's suggestion, the inventory should be revised to include the applicable zoning district for each site in the inventory tables, and the text revised to better explain how underutilized sites in inventory can reasonably be developed or redeveloped with housing units during the planning period. Additionally, HCD recommends that the County utilize the same "best practice" for the presentation of its housing sites that it began during the 2005-2006 Housing Sites Inventory Update. This practice includes the development and maintenance of Site Data Sheets for each site in inventory. The Site Data Sheets include site information, site photos, aerials, and a description of the adequacy of services and environmental considerations

for every site in inventory. The Site Data Sheets are used by developers interested in housing development to locate and consider the County's housing sites. Sonoma County's existing program is currently utilized by HCD as a "best practice" example for other jurisdictions.

HCD staff has also expressed a concern that jurisdictions with housing sites within the Santa Rosa Plain (Santa Rosa and Sonoma County) should include a policy and program of continued participation in regional sensitive habitat and endangered species conservation efforts to ensure that mitigation opportunities remain available to developers of sites in these areas.

Resolution

Zoning Districts have been added to the Sites Inventory Tables (pages 60 - 67). A comments column has also been added to better describe existing site conditions. A discussion has been added to the text of the Housing Element describing how sites with existing improvements can be developed with housing during the planning period, and examples are listed (pages 51-52). Housing Program #7 (page 31) has been expanded to include the preparation and maintenance of Site Data Sheets for all sites in the 2009 inventory. Finally, a new Housing Program #12 (page 32) has been added to continue the County's participation in the Santa Rosa Plain Habitat Conservation, planning and mitigation efforts. Absent funding for a more comprehensive habitat conservation planning effort, the County's participation will include continuing implementation of the mitigation guidelines developed pursuant to the Santa Rosa Plain Conservation Strategy.

Issue #2: Governmental Constraints Analysis

Discussion

Housing Element law has very prescriptive requirements for the analysis of potential governmental constraints on the production of housing for all persons, including those with disabilities. At HCD's suggestion, changes to the Housing Element should be made to clarify the County's practices and codes related to housing for persons with disabilities, and to better analyze potential governmental constraints to the production of housing for all income levels.

Resolution

To better clarify that the County's codes and practices do not pose constraints to persons with disabilities, explanatory text has been added to the Housing Element discussion under Goal 5 (page 26). A more thorough analysis of potential governmental constraints on the production of housing for all income levels has been added on pages 140-141, including analysis of the County's Subdivision improvement requirements, such as minimum street widths. Additionally, Policy HE-3a has been amended (page 23) and a new Program #15 added (page 33) to review certain General Plan standards such as transportation Level of Service (LOS) standards and maximum outdoor noise standards for urban projects, and consider revising them if they are shown to constitute a constraint to the production of housing, so long as the public health and safety are not threatened.

Issue #3: Extremely-Low Income Needs

Discussion

Recent changes to Housing Element law require analysis of needs and programs to assist extremely-low income households, as well as the other income groups. While the Draft Housing Element provides a thorough analysis of the needs of this income group, HCD review did not find any programs specifically targeted to this income group, such as a priority in financial assistance.

Resolution

The County does require that at least 30% of housing units assisted with County Fund for Housing (CFH) monies be provided to extremely-low income households. Policy HE-1a (page 19) and Program #1 (page 29) were amended to include a reference to this county program. In addition, existing and new policies and program promoting Single Room Occupancy (SRO) and Emergency Shelters target extremely-low income households.

RECOMMENDATION/ACTION

Staff recommends that the Board of Supervisors adopt the Negative Declaration and adopt the 2009 Housing Element as an amendment to the Sonoma County General Plan.

List of Attachments:

Draft Board of Supervisors Resolution

Exhibit A: Proposed 2009 Housing Element, in legislative text

Exhibit B: HCD Review Letter dated April 3, 2009

Exhibit C: Summary of Changes to Policies & Programs (with highlighting)

Exhibit D: Board of Supervisors Resolution No. 09-0043 dated January 13, 2009

Exhibit E: Board of Supervisors Minutes dated January 13, 2009

Separate attachment for the Board of Supervisors: Negative Declaration

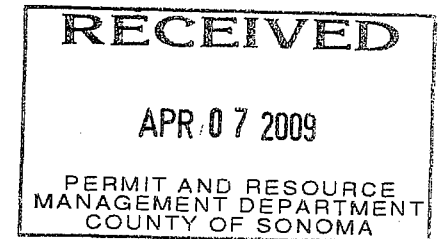
**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643



April 3, 2009

Mr. Pete Parkinson, Director
Permit and Resource Management Department
County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403



Dear Mr. Parkinson:

RE: Review of Sonoma County's Draft Housing Element

Thank you for submitting Sonoma County's draft housing element received on February 2, 2009, along with additional revisions on April 1, and 3, 2009. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). The review was facilitated by communications with Ms. Jane Riley, Housing Planner.

The Department commends Sonoma County's effort and success in addressing its housing and community development needs, including zoning code amendments to facilitate a variety of housing types such as second units, housing for farmworkers and single-room occupancy units. The Department applauds the County's innovative programs such as the bunkhouse ordinance, affordable housing combining district, density bonus and fee deferral. The draft element addresses most of the statutory requirements of housing element law (Article 10.6 of the Government Code). However, the following revisions are necessary to comply with State housing element law (Article 10.6 of the Government Code):

1. *Include an inventory of land suitable for residential development, including sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)).*

Sites Inventory: While the element lists sites by general plan designation and size, it must also list sites by zoning district. The County's 2005-2006 Affordable Housing Sites Inventory provided a useful framework for displaying site information. The Department recommends the County consider a similar approach this planning period.

Non-Vacant Sites: The element lists several non-vacant sites which have existing units (Tables 3-2 through 3-9). The element must analyze the extent existing uses impede additional development within the planning period such as describing structural conditions or other circumstances and trends demonstrating the potential to

redevelop to more intense residential uses. To address this requirement, the element could identify priority sites or sites assumed to have the greatest potential for redevelopment to conduct more complete analyses.

2. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, and site improvements (Section 65583(a)(5)).*

Housing for Persons with Disabilities: While the element describes the County's recently adopted reasonable accommodation ordinance (pages 7 and 40), pursuant to changes to housing element law since the prior element, it must also include an analysis of potential constraints on the development, maintenance and improvement of housing for persons with disabilities. Examples of standards and requirements that should be analyzed include: (1) any definitions of family in the zoning code; (2) spacing or concentration requirements; and, (3) efforts to reduce or modify parking requirements for housing for persons with disabilities. Refer to the Department's memo on these recent changes and the *Building Blocks'* sample analysis at http://www.hcd.ca.gov/hpd/housing_element2/CON_disabilities.php.

Site Improvements: The element did not address this requirement. The element should identify actual standards (i.e., minimum street widths) and analyze their potential impact on the cost and supply of housing. The Department will send sample analyses under separate cover.

3. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing (Section 65583(c)(1)).*

As noted in Finding 1, the element does not include a complete sites inventory; as a result, the adequacy of sites has not been established. Based on the results of a complete sites inventory and analysis, the County may need to add or revise programs to address a shortfall of sites.

4. *Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households (Section 65583(c)(2)).*

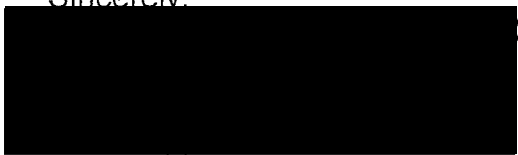
While the element includes some programs to assist the development of housing for lower-income households, programs should either be revised or added to specifically assist in the development of a variety of housing types to meet the needs of extremely low-income households. To address this requirement, the element could prioritize some funding for the development of housing affordable to extremely low-income households, and/or offer financial incentives or regulatory concessions to encourage the development of housing for this income group.

5. *Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing (Section 65583(c)(3)).*

As noted in Finding 2, the element does not include a complete analysis of potential governmental constraints. Based on the results of a complete analysis, the County may need to add or revise programs to address and remove or mitigate any identified constraints.

Once the element has been revised to address these requirements, it will comply with State housing element law. The Department appreciates Ms. Riley's cooperation and hard work during the housing element update. If you have questions or would like further assistance, please contact Paul McDougall, of our staff, at (916) 322-7995.

Sincerely,



Cathy E. Creswell
Deputy Director

Summary of Changes to Policies & Programs (additions in BOLD)

Policy HE-1a: Continue all existing County and CDC sponsored funding programs, including but not limited to CDBG, HOME, RDA and CFH funding programs. **Continue to require that at least 30% of the units assisted with CFH funds be affordable to extremely-low income households.** Evaluate these existing programs in view of changing housing needs and policies, and seek opportunities for program expansion and more efficient use of limited resources.

Policy HE-2g: **Continue to participate in regional sensitive habitat and endangered species conservation efforts to ensure that mitigation opportunities are available to maintain adequate sites at appropriate densities to accommodate the County's remaining share of the regional housing need.**

Policy HE-3a: Review and Revise Growth Management programs as necessary to ensure that they do not serve as an unnecessary constraint to development. **Similarly, review other General Plan standards such as Level of Service (LOS) standards and maximum outdoor noise standards for urban projects, and consider revising them if they are shown to constitute a constraint to the production of housing so long as the public health and safety are not threatened.**

Housing Element Program 1: Continuation of Housing Production and Programs

Program Description: Currently the County provides funding assistance to affordable housing developments through CDBG, HOME, CFH and RDA funds. These funds are awarded and distributed by the County Community Development Commission (CDC) to developers who are then able to provide safe, affordable housing to households in a range of income groups. These funds can be used to construct new affordable housing as well as to rehabilitate existing units, which can be added to the permanent affordable stock through affordability restrictions. The County would continue its support of the CDC's activities and strategies outlined in the Consolidated Plan and Continuum of Care to ensure that existing production levels are maintained, **and would continue to require that at least 30% of the units assisted with CFH funds be affordable to extremely-low income households.** (Policy reference: HE-1a, -1d, -1g)

Housing Element Program 2: Retention of Affordable Units

Program Description: Currently the unincorporated area of the county has 293 affordable units that may be lost from the affordable housing supply within the next ten years due to expiring affordability restrictions. The Community Development Commission **will continue to inventory and monitor these units on an ongoing basis. Owners will be contacted at least one year prior to the expiration of affordability restrictions to gauge their interest in continuing affordability restrictions. The County will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The County will continue to assist qualified entities and developers with the acquisition of these properties of the extension of affordability restrictions using** ~~will use~~ CDBG, HOME, CFH, and RDA funds. The County will strive to

preserve as many "at-risk" units as feasible, subject to the availability of funds. ~~and would seek additional funding opportunities to assist nonprofit organizations with the acquisition of these properties or the extension of affordability restrictions.~~ (Policy reference: HE-1d, -1e, -1f)

Housing Element Program 7: Summary of Housing Sites & Site Data Sheets

Program Description: The County would continue to publish a list summary of available housing sites, ~~and~~ sites for mixed-use projects. **The County will establish and maintain, and** site data sheets **for inventoried sites.** The listing would be updated annually and made available both in printed form and on the Internet. (Policy reference: HE-2a)

Agency: Permit & Resource Management Dept.

Implementation: Ongoing program. **Completion of data sheets: FY 09/10.** Targeted Internet date: ~~FY 09/10~~ **10/11**

Housing Element Program 12: Continued Mitigation Opportunities for Housing Sites

Program Description: The County would continue to participate in regional sensitive habitat and endangered species conservation efforts to ensure that mitigation opportunities are available to maintain adequate sites at appropriate densities to accommodate the County's remaining share of the regional housing need.

Agency: Permit & Resource Management Dept.

Implementation: Ongoing

Housing Element Program 15: Review LOS and Noise Standards

Program Description: The County would review General Plan standards such as Level of Service (LOS) standards and maximum outdoor noise standards for urban projects, and consider revising them if they are shown to constitute a constraint to the production of affordable housing so long as the public health and safety are not threatened.

Agency: Permit & Resource Management Dept.

Implementation: FY 10/11

Housing Element Program 46: Fair Housing Information & Referrals

Program Description: The County would continue to provide referrals to nonprofit Fair Housing programs, and to make information available to customers **at a wide range of public locations throughout the County.** (Policy reference: HE-5j)

#30
Resolution Number 09-0043

County of Sonoma
Santa Rosa, California

January 13, 2009
GPA08-0027 Jane Riley

RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, CONSIDERING A NEGATIVE DECLARATION AND APPROVING THE DRAFT 2009 HOUSING ELEMENT OF THE SONOMA COUNTY GENERAL PLAN FOR SUBMISSION TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR COMPLIANCE REVIEW AND CERTIFICATION

WHEREAS, California law requires each county to prepare and adopt a Housing Element of the General Plan, and to update the Housing Element on a regular basis; and

WHEREAS, Section 65588 of the California Government Code requires the fourth revision of the County's Housing Element to be adopted by June 30, 2007, which deadline was legislatively extended until June 30, 2009; and

WHEREAS, The County held a series of public workshops as follows: 1) A public workshop was held on July 25, 2007 to kick off the Housing Element Update process, to identify key issues to be covered in the Update, and to review existing housing element programs; 2) A second public workshop was held on October 29, 2007 to review and receive input on the technical data collected to date, and to brainstorm ideas for new policies to address new or changed housing needs; and 3) A third public workshop was held on April 10, 2008 to review and take comment on the initial housing site inventory, and to take input for changes under each of the Housing Element's six major housing goals; and

WHEREAS, following the three public workshops Staff prepared a Draft Housing Strategy, which was presented to the Planning Agency on August 28, 2008, at which time all interested persons were provided an opportunity to speak and provide input for discussion; and

WHEREAS, a Final Environmental Impact Report for the County's General Plan 2020 was duly prepared, circulated and certified by the Board of Supervisors on September 23, 2008, which included analysis of the Affordable Housing Overlay program and rezoning of a number of sites;

WHEREAS, Staff prepared a Negative Declaration for the Draft Housing Element, according to CEQA Guidelines, based on an Initial Study dated October 16, 2008 and made available for public review; and

WHEREAS, a Notice of the County's intent to adopt the Negative Declaration was published on October 21, 2008; and

WHEREAS, The Draft Housing Element was made available for public review and posted on the County website on November 3, 2008; and

WHEREAS, at its regularly scheduled meeting on November 20, 2008, the Planning Commission, with a 4-0-1 vote, recommended that the Board of Supervisors adopt a Negative Declaration and approve the Draft 2009 Housing Element of the Sonoma County General Plan for submission to the State Department of Housing and Community Development for compliance review and certification.

WHEREAS, in accordance with the provisions of law, on January 13, 2009, the Board of Supervisors held a public hearing on the Negative Declaration and the Draft Housing Element, at which all interested persons were given an opportunity to be heard; and

NOW THEREFORE IT BE RESOLVED that the Board of Supervisors makes the following findings:

1. A Negative Declaration has been prepared for the project in compliance with State, County, and CEQA guidelines. The Board of Supervisors has reviewed and considered the Negative Declaration and information contained therein, and will consider adoption of the Negative Declaration before taking final action on the Draft Housing Element after review and certification by the State Department of Housing and Community Development.
2. The Draft Housing Element complies with all applicable provisions of California Law governing Housing Element content; and
3. The Draft Housing Element is consistent with the Local Coastal Plan, with the land use maps of the Land Use Element, and with the goals, policies and objectives of other General Plan Elements. The Draft Housing Element reflects existing land use policy, and would not change the location, character, timing or amount of new development planned for the unincorporated area. It provides consistency with the Open Space and Resource Conservation Element by encouraging housing development to be more energy-efficient, and it recognizes the constraints and importance of city-centered growth by focusing on urban sites. This focus on urban lands for future development is also consistent with the Agricultural Resources and Water Resources Elements. The focus on higher-density sites located close to transit provides consistency with the Circulation and Transit Element.

BE IT FURTHER RESOLVED that the Board of Supervisors approves the 2009 Draft Housing Element for submission to the State Department of Housing and Community Development for review and certification.

SUPERVISORS VOTE:

Brown: Aye Kerns: Aye Zane: Aye Carrillo: Aye Kelley: Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

SO ORDERED.

2:17 File No.: GPA08-0027
Description: To consider approval of the Draft 2009 Housing Element of the Sonoma County General Plan for submission to the State Department of Housing and Community Development (HCD) for compliance review and certification.
Env. Doc.: Negative Declaration
Location: Countywide
Sup. Dist.: Countywide

Present: Jennifer Barrett, Permit and Resource Management Department
Walter Kieser, Economic & Planning Systems, Inc.
Jane Riley, Permit and Resource Management Department
David Hurst, Chief Deputy County Counsel
Robert Deis, County Administrator

3:14 Public Hearing opened
Paul Goodley
Virgil Beasley
Herman Hernandez
Cynthia Wood
Thera Buttaro
Camille Le Grand
Lisa Graves
Nic Pereira
Pamela Tiffer
Dev Goetschius
David Grabill
Robin _____
Michael Develder
Kathy Hayes
Star Lightner
Michael Degrado
Margo Merck
Karl Keener, Esq.
Greg Carr
Larry Lang
Chuck Levine

4:25 Public Hearing closed

The Board directed staff to make the following modifications to the Draft 2009 Housing Element: 1) Policy HE-1j, change to read as follows: "Avoid the loss of residential land in urban land use designations for vacation or time-share uses"; 2) Policy HE-2f, add an additional bullet point to the end of this policy, to read "Project is consistent with the land use policies of the General Plan"; 3) Policy HE-3c, keep the policy in the draft as recommended by staff, and add the word "agricultural" between "restrictions on" and "parcels of less than"; 4) Housing Element Program 6, amend to read as follows: "The County will evaluate the impact of vacation rentals and time shares on urban residential land use classifications (R1, R2 and R3). Based upon the study results, appropriate mechanisms will be considered to limit the loss of these residential

File No.: GPA08-0027-Draft 2009 Housing Element of the Sonoma County General Plan (Cont.)

lands and certain types of residential uses to visitor-serving uses. The County will work with the vacation rental community and other stakeholder groups to create mechanisms to balance the needs of vacation home owners and neighbors while preserving the urban housing stock and land supply"; 5) Housing Element Program 15, keep the program in the draft as recommended by staff; 6) Housing Program 46, add the words "revise standards such as" between "amending its Zoning Code to" and "allow a longer period of occupancy"; 7) Add a separate Program 47 (and renumber the following programs accordingly), to read: Housing Element Program 47: Farmworker Housing Task Force; Program Description: The County would create a Task Force to work with community partners to further identify and address farmworker housing needs (Policy reference: HE-5n); Agency: County Administrators Office, Community Development Commission, Permit & Resource Management Dept; Implementation: FY 11/12.

09-0043

30. Resolution considering a Negative Declaration and approving the Draft 2009 Housing Element of the Sonoma County General Plan for submission to the State Department of Housing and Community Development for compliance review and certification

UNANIMOUS

- 4:41 To consider a resolution authorizing acquisition and condemnation of real property necessary for public purposes for the properties identified as lands of Foothills of Windsor Home Owners Association, APN 162-110-011; (Project No.427-442-4)

Present: Joe Kase, Regional Parks
Mary Burns, Director of Regional Parks
David Hurst, Chief Deputy County Counsel

- 4:44 Public Hearing opened
Ward Cargay, Foothill Homeowners' Association
4:46 Public Hearing closed
4:46 Supervisor Kelley passed the gavel to Supervisor Brown

09-0044

31. Resolution authorizing acquisition and condemnation of real property necessary for Foothill Regional Park Improvement Project (Project No. 427-442-4)

UNANIMOUS

- 4:47 Gavel was passed back to Supervisor Kelley

Resolution Number

County of Sonoma
Santa Rosa, California

May 5, 2009
GPA08-0027 Jane Riley

RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, ADOPTING A NEGATIVE DECLARATION AND AMENDING THE SONOMA COUNTY GENERAL PLAN TO REVISE AND REPLACE THE HOUSING ELEMENT

WHEREAS, California law requires each county to prepare and adopt a Housing Element of the General Plan, and to update the Housing Element on a regular basis; and

WHEREAS, Section 65588 of the California Government Code requires the fourth revision of the County's Housing Element to be adopted by June 30, 2007, which deadline was legislatively extended until June 30, 2009; and

WHEREAS, The County held a series of public workshops as follows: 1) A public workshop was held on July 25, 2007 to kick off the Housing Element Update process, to identify key issues to be covered in the Update, and to review existing housing element programs; 2) A second public workshop was held on October 29, 2007 to review and receive input on the technical data collected to date, and to brainstorm ideas for new policies to address new or changed housing needs; and 3) A third public workshop was held on April 10, 2008 to review and take comment on the initial housing site inventory, and to take input for changes under each of the Housing Element's six major housing goals; and

WHEREAS, following the three public workshops staff prepared a Draft Housing Strategy, which was presented to the Planning Agency on August 28, 2008, at which time all interested persons were provided an opportunity to speak and provide input for discussion; and

WHEREAS, a Final Environmental Impact Report for the County's General Plan 2020 was duly prepared, circulated and certified by the Board of Supervisors on September 23, 2008, which included analysis of key housing policies and programs, including the Affordable Housing Overlay program and rezoning of a number of sites;

WHEREAS, in accordance with CEQA and the State and County CEQA Guidelines, staff prepared, and made available for public review, a Negative Declaration for the Draft Housing Element, based on an Initial Study dated October 16, 2008; and

WHEREAS, a Notice of the County's intent to adopt the Negative Declaration was published on October 21, 2008; and

Resolution #
May 5, 2009
Page 2

WHEREAS, The Draft Housing Element was made available for public review and posted on the County website on November 3, 2008; and

WHEREAS, at its regularly scheduled meeting on November 20, 2008, the Planning Commission, with a 4-0-1 vote, recommended that the Board of Supervisors adopt a Negative Declaration and approve the Draft 2009 Housing Element of the Sonoma County General Plan for submission to the State Department of Housing and Community Development for compliance review and certification.

WHEREAS, in accordance with the provisions of law, on January 13, 2009, the Board of Supervisors held a public hearing on the Negative Declaration and the Draft Housing Element, at which all interested persons were given an opportunity to be heard and approved the Draft 2009 Housing Element for transmittal to the State Department of Housing and Community Development (HCD) for review of its compliance with state law; and

WHEREAS, the Draft Housing Element was submitted to HCD on January 29, 2009 for its review pursuant to Government Code Section 65585; and

WHEREAS, after considering the Draft 2009 Housing Element and input from PRMD staff, HCD did determine that the Draft 2009 Housing Element addresses most of the statutory requirements of state law, but that some revisions are necessary to fully comply with those laws; and

WHEREAS, the requested changes have been made and those changes are not substantive in nature, and do not change the County's overall housing strategy nor necessitate re-circulation of the Negative Declaration; and

WHEREAS, in accordance with the provisions of law, on May 5, 2009, the Board of Supervisors held a public hearing on the Negative Declaration and the 2009 Housing Element, including the changes requested by HCD, at which time all interested persons were given an opportunity to be heard.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors makes the following findings:

1. A Negative Declaration has been prepared for the project in compliance with CEQA and the State and County CEQA Guidelines.
2. The Draft Housing Element complies with all applicable provisions of California Law governing Housing Element content, including but not limited to Government Code Section 65583; and
3. The 2009 Housing Element is consistent with the Local Coastal Plan, with the land use maps of the Land Use Element, and with the goals, policies and objectives of other General Plan Elements. The 2009 Housing Element reflects existing land use policy, and will not change the location, character, timing or amount of new development planned for the unincorporated area. In particular, it provides consistency with the Open Space and

Resolution #
May 5, 2009
Page 2

Resource Conservation Element by encouraging housing development to be more energy-efficient, and emphasizing the importance of city-centered growth by focusing on urban sites. This focus on urban lands for future development is also consistent with the Agricultural Resources and Water Resources Elements. The focus on higher-density sites located close to transit also provides consistency with the Circulation and Transit Element.

BE IT FURTHER RESOLVED that the Board of Supervisors certifies that the Negative Declaration has been completed, reviewed, and considered in compliance with CEQA and the State and County CEQA Guidelines, and reflects the independent judgment and analysis of the Board of Supervisors. Based upon the information contained in the Initial Study dated October 16, 2008 and included in the project file, including all comments received, the Board of Supervisors finds that there will be no significant environmental effect resulting from this project. (State Clearinghouse Number: 2008102063)

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Negative Declaration and amends the Sonoma County General Plan to revise and replace the Housing Element as shown in Exhibit "A", "County of Sonoma Housing Element, May 5, 2009", attached hereto.

BE IT FURTHER RESOLVED that the 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, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

SUPERVISORS VOTE:

Brown: Kerns: Zane: Carrillo: Kelley:

Ayes: Noes: Absent: Abstain:

SO ORDERED.

Background information is on file at:

County of Sonoma Board of Supervisors Office
575 Administration Drive, Room 100A
Santa Rosa, CA 95403

It can be viewed and/or copies requested during regular business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday. Call (707) 565-2241 for more information.