

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
BOARD ACTION SUMMARY

DEPT: Planning And Community Development BOARD AGENDA #: *D-1

AGENDA DATE: March 22, 2016

SUBJECT:

Approval to Set a Public Hearing for April 5, 2016 at 9:05 a.m. to Consider Planning Commission's Recommendation for Approval of General Plan Amendment Application No. PLN2014-0104, 2015-2023 Housing Element Update

BOARD ACTION AS FOLLOWS:

No. 2016-151

On motion of Supervisor Chiesa, Seconded by Supervisor Withrow
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, DeMartini, and Chairman Monteith

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST: Elizabeth A. King
ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Planning And Community Development
Urgent Routine

BOARD AGENDA #: *D-1

AGENDA DATE: March 22, 2016

AF

CEO CONCURRENCE: _____

4/5 Vote Required: Yes No

SUBJECT:

Approval to Set a Public Hearing for April 5, 2016 at 9:05 a.m. to Consider Planning Commission's Recommendation for Approval of General Plan Amendment Application No. PLN2014-0104, 2015-2023 Housing Element Update

STAFF RECOMMENDATIONS:

1. Set a public hearing for April 5, 2016 at 9:05 a.m. to consider Planning Commission's recommendation for approval of General Plan Amendment Application No. PLN2014-0104, 2015-2023 Housing Element Update, an update and amendment to the Housing Element of the Stanislaus County General Plan.
2. Authorize the Clerk of the Board to publish notice of hearing as required by law.

DISCUSSION:

This is a request to set a public hearing for April 5, 2016, at 9:05 a.m., to consider the Planning Commission's recommendation for approval of General Plan Amendment Application No. PLN2014-0104, 2015-2023 Housing Element Update. The project proposes to update and amend the Housing Element of the Stanislaus County General Plan. The proposed 2015-2023 Housing Element includes goals, policies, objectives and programs to further opportunities for housing to households in the unincorporated areas of Stanislaus County. No development project is proposed as part of the Housing Element Update.

On March 3, 2016, the Planning Commission held a public hearing and recommended the Board of Supervisors approve the request, on a 9-0 vote.

This item simply sets the date and time for a hearing on this matter before the Board of Supervisors.

POLICY ISSUE:

The Housing Element is one of the State-mandated elements of the General Plan. As such, it must comply with State Housing Element law and must also be internally consistent with other elements of the entire General Plan. The Housing Element is also unique in that it is the only element that is reviewed by the State and must be updated on a cycle specified by the State.

The County must consider guidelines adopted by the California Department of Housing and Community Development (HCD) when undertaking revisions to the Housing Element. The Housing Element must ultimately be certified by HCD and found to be in substantial

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compliance with the law. Certification of the Housing Element may be used as a qualifying factor for future State funding.

FISCAL IMPACT:

Costs associated with setting the public hearing, publishing required notices, and conducting the hearing will be covered by available General Plan Maintenance fund balance.

BOARD OF SUPERVISORS' PRIORITY:

The updated Housing Element furthers the Board's priorities of A Safe Community, A Healthy Community, A Strong Local Economy, Effective Partnerships, and A Well Planned Infrastructure System by providing goals and policies addressing the housing needs of existing and future residents of the unincorporated area of Stanislaus County and maintaining compliance with state General Plan laws.

STAFFING IMPACT:

Responsible for preparing all reports and attending meetings associated with the proposed general plan amendment application will be assumed by existing Planning and Community Development staff.

CONTACT PERSON:

Angela Freitas, Planning and Community Development Director
Telephone: (209) 525-6330

**NOTICE OF PUBLIC HEARING FOR
GENERAL PLAN AMENDMENT NO. PLN2014-0104
2015-2023 HOUSING ELEMENT UPDATE**

NOTICE IS HEREBY GIVEN that on April 5, 2016, at 9:05 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, Lower Level, 1010 10th St., Modesto, CA, to consider approval of an update and amendment to the Housing Element of the Stanislaus County General Plan. The proposed 2015-2023 Housing Element includes goals, policies, objectives and programs to further opportunities for housing to households in the unincorporated areas of Stanislaus County. No development project is proposed as part of the Housing Element Update.

NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board. For further information call (209) 525-6330.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: March 22, 2016

ATTEST: ELIZABETH A. KING, Clerk of
 the Board of Supervisors
 of the County of Stanislaus,
 State of California

BY: _____
 Pamela Villarreal, Assistant Clerk

BOARD OF SUPERVISORS

2016 APR -1 A 10:39

**DECLARATION OF PUBLICATION
(C.C.P. S2015.5)**

**COUNTY OF STANISLAUS
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am a printer and principal clerk of the publisher of **THE MODESTO BEE**, which has been adjudged a newspaper of general circulation by the Superior Court of the County of **STANISLAUS**, State of California, under the date of **February 25, 1951, Action No. 46453**. The notice of which the annexed is a printed copy has been published in each issue thereof on the following dates, to wit:

MARCH 26, 2016

I certify (or declare) under penalty of perjury that the foregoing is true and correct and that this declaration was executed at **MODESTO**, California on

MARCH 26, 2016

Cynthia A. McClammy

(Signature)

**STANISLAUS COUNTY NOTICE OF PUBLIC HEARING
GENERAL PLAN AMENDMENT NO. PLN2014-0104
2015-2023 HOUSING ELEMENT UPDATE**

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NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board. For further information call (209) 525-6330.

BY ORDER OF THE BOARD OF SUPERVISORS.

DATED: March 22, 2016.

ATTEST: Elizabeth A. King, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Pam Villarreal, Assissant Clerk.

MOD-2345236 3/26



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
Phone: 209.525-6330 Fax: 209.525.5911

March 23, 2016

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Stanislaus County Board of Supervisors will hold a public hearing on **Tuesday, April 5, 2016**, starting at **9:05 A.M.**, or as soon thereafter as the matter may be heard, in the Joint Chambers, 1010 10th Street, Basement Level, Modesto, California, to consider the Planning Commission's recommendation of approval of the following:

CONSIDER PLANNING COMMISSION'S RECOMMENDATION FOR APPROVAL OF GENERAL PLAN AMENDMENT NO. PLN2014-0104 2015-2023 HOUSING ELEMENT UPDATE - approval of an update and amendment to the Housing Element of the Stanislaus County General Plan. The proposed 2015-2023 Housing Element includes goals, policies, objectives and programs to further opportunities for housing to households in the unincorporated areas of Stanislaus County. No development project is proposed as part of the Housing Element Update.

The property is further identified as Assessor's Parcel No.: COUNTY WIDE

This project is being deemed exempt from the California Environmental Quality Act (CEQA). All documents are available for review at 1010 10th Street, Suite 3400, Modesto and online at: www.stancounty.com/planning/.

At the above noticed time and place, all interested persons will be given an opportunity to speak.

Materials submitted to the Board of Supervisors for consideration (i.e., photos, slides, petitions, letters, etc.) will be retained by the County and cannot be returned.

If you challenge the above item in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors, at or prior to, the public hearing.

For further information, please call (209) 525-6330, or email: planning@stancounty.com.

PROOF OF SERVICE BY MAIL - CCP 1013a, 2015.5

I declare that: I am employed in the County of Stanislaus, California.

I am over the age of eighteen years and not a party to the within entitled cause; my business address is:

Stanislaus County Administration Building
Department of Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

On March 23, 2016, I served the attached Notice of Public Hearing:
(Date)

CONSIDER PLANNING COMMISSION'S RECOMMENDATION FOR APPROVAL OF

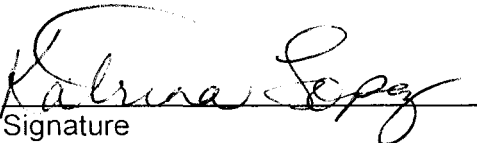
GENERAL PLAN AMENDMENT NO. PLN2014-0104 2015-2023 HOUSING ELEMENT

UPDATE on the parties listed below in said cause, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Modesto, California, addressed as follows:

SEE ATTACHED LIST

I declare under penalty of perjury that the foregoing is true and correct, and that this declaration was executed on March 23, 2016, at Modesto, California.
(Date)

Katrina Lopez
(Type or print name)


Signature