

**GENERAL PLAN AMENDMENT-HOUSING ELEMENT  
APPLICATION GPA 2022-01**

**BACKGROUND**

The public hearing on this matter was continued from the August 2, 2022, meeting.

The Housing Element, one of the seven State mandated elements of the General Plan, consists of an assessment of the City's current and future housing needs and a plan for providing housing for all sectors of the community. Pursuant to the update cycle issued by the California Department of Housing and Community Development (HCD), this required update is for an eight-year period that covers 2021 to 2029.

With each housing element cycle, HCD determines the number of projected housing units each County and City is required to accommodate, in terms of land/zoning availability, for the projected household growth needs of all income levels. In some cases, a council of governments such as the Sacramento County Council of Governments (SACOG) refines HCD allocations between different jurisdictions within their defined region. This housing allocation is called the Regional Housing Needs Allocation (RHNA). The two critical income levels in the RHNA are Very Low and Low (affordable ranges). Isleton's portion of the RHNA is 38 housing units (less than 1 percent of the total region's allocation of over 153,000 dwellings) and of the 38 8 units need to meet the Very Low- and Low-income categories. Please see Table 1 for more information. The City's inventory of vacant land in the document shows that the City should have no problem with accommodating the RHNA in future years. Please note that the RHNA is intended to show the potential number of housing units the City has capacity to build, but does not dictate that the City must construct these units within this housing cycle.

The City conducted several previous public workshops and hearings on the update document and the City Council adopted it on September 9, 2021. However, the California Department of Housing and Community Development (HCD) declined final approval of the document requesting amendments to it to comply with some technical compliance requirements with State Housing Law. The document was then amended to address these technical requirements. As required by State law, the Planning Commission needs to conduct another public hearing on this amended document and recommend approval to the City Council. City Council will then, again, consider Commission comments and recommendations and re-adopt the amended Housing Element. The adopted document will then be submitted to HCD for final certification at which point the City will be in compliance with current State Housing Element law. City staff has been working with Dynamic Planning + Science in the production and coordinated review with HCD of this revised document. A representative from Dynamic will attend the meeting to answer questions.

Attached is the updated Housing Element document with amendments shown in track changes from the originally approved 2021 document.

**ENVIRONMENTAL**

The Housing Element Update is subject to the California Environmental Quality Act (CEQA). Staff's recommendation is to determine that this activity is not considered a "Project" under CEQA in accordance with Section 15061 (b) (3) of the CEQA Guidelines. This is a "General Rule" exemption that gives the City

latitude for determining exemption status when, **with certainty**, there is no possibility that the activity may have a significant effect on the environment. Prior to adopting General Plan Amendment GPA 2022-01, the Planning Commission and the City Council will need to concur with this determination before the Element is formally adopted. This action has been incorporated into the Planning Commission's resolution.

### **RECOMMENDATION**

The Planning Commission should hold a public hearing, consider the applicant's, staffs and public comments and approve Planning Commission Resolution PC02-22 and recommend this item to the City Council. Or the Commission may continue this item with further direction to staff

### **ATTACHMENTS:**

1. Planning Commission Resolution PC 02-22 (including Exhibit A-Housing Element Document)
2. Table 1, SACOG RHNA Summary

## **ATTACHMENT 1**

*Planning Commission Resolution PC02-22  
Recommending Adoption by the City Council  
Of General Plan Amendment GPA 2022-01*

### **RESOLUTION PC02-22**

#### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ISLETON RECOMMENDING ADOPTION BY THE CITY COUNCIL OF GENERAL PLAN AMENDMENT GPA 2022-01 FOR AN UPDATE TO THE HOUSING**

WHEREAS, the Housing Element is one of seven state mandated elements required in the General Plan; and

WHEREAS, the 2021-29 Housing Element has been prepared, consisting of General Plan Amendment GPA 2022-01, contains goals, policies, programs, and quantified objectives to meet projected housing needs to comply with the California Government Code, as shown in Exhibit B, attached hereto and incorporated by reference; and

WHEREAS, the 2021-29 Housing Element is consistent with the other elements of the City of Isleton General Plan; and

WHEREAS, General Plan Amendment GPA 2022-01, consisting of the 2021-29 Housing Element is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) of the CEQA Guidelines; and

WHEREAS, the City conducted several previous public workshops and hearings on the housing element update and the City Council adopted it on September 8, 2021. However, when the document was submitted for review by the California Department of Housing and Community Development (HCD in accordance with State housing element law (Article 10.6 of the Government Code), HCD indicated that the draft did not comply with certain technical requirements of State housing law. The draft housing element document was then amended to comply with these requirements and HCD did review the revised draft and indicated that it now does comply with State housing law requirements, but indicated that the revised draft would need to be readopted by the City; and

WHEREAS, the Planning Commission has duly called, advertised the opportunity to submit input, and conducted during this Public Hearing on August 2, 2022, and continued the public hearing to August 9, 2022, and

. WHEREAS, the Planning Commission on August 9, 2022, further considered public comments and conducted the continued hearing on August 9, 2022, and

NOW, THEREFORE, BE IT RESOLVED that the City of Isleton Planning Commission that:

Section 1. The Planning Commission adopts the above Recitals as its findings with respect to the Project; and

Section 2. General Plan Amendment GPA 2022-01, consisting of the 2021-29 Housing Element is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) of the CEQA Guidelines.

Section 3. The Planning Commission recommends the City Council approve General Plan Amendment GPA 2022-01 for amending the General Plan by updating the Housing Element for the 6<sup>th</sup> Housing Cycle for 2021-29.

Section 4. It is hereby determined that the 2021-29 Housing Element is internally consistent with other elements of the City of Isleton General Plan.

Section 5. It is hereby determined that the 2021-29 Housing Element is substantially consistent with the revisions made by the State Department of Housing and Community Development, for the purpose of compliance with the statutory requirements of the State housing element law (Article 10.6 of the Government Code).

Section 7. It hereby adopts the 2019-24 Housing Element attached hereto as Exhibit A and incorporates it into the City of Isleton General Plan.

Section 8. It hereby authorizes the City Mayor or appointed staff to take such further actions as required for approval of the 2021-29 Housing Element by the California Department of Housing and Community Development and subject to any other minor, conforming, technical and clarifying changes approved by the City Attorney.

PASSED AND ADOPTED by the Planning Commission of the City of Isleton this 9th day of August, 2022, by the following vote:

AYES: \_\_\_\_\_  
NOES: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_  
ABSENT: \_\_\_\_\_

TABLE 1:  
SACRAMENTO COUNTY ADOPTED CYCLE 6 (2021-2029) RHNA SUMMARY

Jurisdiction	Lower Income Units				Higher Income Units		Total RHNA
	Very Low	Low	Very Low + Low	% of Total RHNA (VL+L)	Moderate	Above Moderate	
Placerville	56	34	90	34.7%	50	119	259
El Dorado County Uninc Tahoe Basin	91	55	146	40.7%	63	150	359
El Dorado County Unincorporated	1,350	813	2,163	43.3%	840	1,991	4,994
Auburn	68	41	109	35.2%	60	141	310
Colfax	17	11	28	28.9%	21	48	97
Lincoln	1,496	902	2,398	46.8%	807	1,915	5,120
Loomis	117	71	188	53.4%	49	115	352
Rocklin	1,911	1,151	3,062	54.1%	771	1,828	5,661
Roseville	3,855	2,323	6,178	51.2%	1,746	4,142	12,066
Placer County Uninc Tahoe Basin	110	67	177	40.7%	77	181	435
Placer County Unincorporated	2,017	1,215	3,232	43.6%	1,242	2,945	7,419
Citrus Heights	132	79	211	30.3%	144	342	697
Elk Grove	2,661	1,604	4,265	51.6%	1,186	2,812	8,263
Folsom	2,226	1,341	3,567	56.1%	829	1,967	6,363
Galt	404	243	647	33.6%	379	900	1,926
Isleton	5	3	8	28.6%	6	14	28
Rancho Cordova	2,115	1,274	3,389	37.4%	1,684	3,994	9,067
Sacramento	10,463	6,306	16,769	36.8%	8,545	20,266	45,580
Sacramento County Unincorporated	4,466	2,692	7,158	33.6%	4,186	9,928	21,272
Live Oak	73	44	117	28.4%	87	208	412
Yuba City	756	455	1,211	36.6%	622	1,475	3,308
Sutter County Unincorporated	177	107	284	39.0%	132	313	729
Davis	580	350	930	44.8%	340	805	2,075
West Sacramento	2,287	1,378	3,665	38.7%	1,722	4,084	9,471
Winters	125	75	200	36.2%	104	248	552
Woodland	663	399	1,062	34.4%	601	1,424	3,087
Yolo County Unincorporated	14	9	23	40.4%	10	24	57
Marysville	38	23	61	36.5%	31	75	167
Wheatland	105	64	169	33.9%	98	232	499
Yuba County Unincorporated	621	374	995	34.5%	561	1,331	2,887
<b>Total</b>	<b>38,999</b>	<b>23,503</b>	<b>62,502</b>	<b>40.7%</b>	<b>26,993</b>	<b>64,017</b>	<b>153,512</b>

