



PLANNING DEPARTMENT COUNTY OF TEHAMA

PLANNING COMMISSION STAFF REPORT

DATE: August 15, 2024

TO: Tehama County Planning Commission

FROM: Jessica Martinez, Interim Director of Planning

SUBJECT: CONSIDERATION OF GPA # 24-01; TEHAMA COUNTY HOUSING ELEMENT UPDATE 2024-2029

SUMMARY

The Housing Element is one of the seven required elements in the County's General Plan. Every 5 years the Housing Element must be updated to address regional housing needs allocation (RHNA), site inventory, housing constraints and any new provisions in the law.

The proposed General Plan Amendment # 24-01 is an update to Tehama County's Housing Element, which focuses on policies and programs that are designed to address the County's share of the RHNA. The Housing Element has been prepared to meet the requirements of state law (Section 65580 – 65589.8 of the California Government Code) and to meet the community objectives as stated in the General Plan. This Housing Element is for the planning period of 2024 to 2029 and complies with the state-mandated five-year update cycle.

GENERAL PLAN CONSISTENCY

The Tehama County 2024–2029 Housing Element is a required component of the Tehama County General Plan, which was completed and adopted in 2009. State law requires that the General Plan and Elements and parts therein are comprised of an integrated, internally consistent and compatible statement of policies.

The purpose of requiring internal consistency is to avoid policy conflict and provide a clear guide for the future maintenance, improvement, and development of housing in the County. The Housing Element has been reviewed to ensure internal consistency between it and other General Plan Elements. No conflicts exist between the goals, policies, and implementation strategies of the Housing Element and other elements of the General Plan.

DISCUSSION

The County must conduct at least one public hearing prior to adopting the updated 2024-2029 Housing Element. The Tehama County Planning Commission conducted a workshop on March 7, 2024 to accept and receive public testimony and comments prior to submitting the Draft Housing Element Document to the State Department of Housing and Community Development (HCD). The County has not received any comments from the public or stakeholders since the March 7, 2024, workshop. The comments received at the workshop, which are addressed and in the final draft document for adoption by the County.

After adoption by the Board of Supervisors, the final draft 2024–2029 Housing Element must be submitted to HCD for a final 90-day review. State certification of the Housing Element provides the County with a number of grant benefits and opportunities for addressing housing needs in the unincorporated area of Tehama County.

PUBLIC NOTICE

Notice of this hearing was published in the Red Bluff Daily News and mailed to stakeholders on August 3, 2024

ENVIRONMENTAL ASSESSMENT

Every 5 years the Housing Element must be updated to address regional housing needs, site inventory, housing constraints and any new provisions in the law pursuant to Section 65580 – 65589.8 of the California Government Code. The Tehama County Housing Element 2024-2029 focuses on policies and programs that are designed to address the County’s share of the regional housing need allocation. There are no site-specific housing projects identified in this document. Based on the proposed General Plan amendment it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment. Therefore, the project is exempt from California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3); the activity is not subject to CEQA.

RECOMMENDATION:

Staff recommends the Planning Commission taking the following actions:

ACTION

- A. Move to Recommend that the Board of Supervisors find that the project is exempt from CEQA pursuant to CEQA guidelines Section 15061(b)(3) and adopt the findings relative to CEQA in the staff report and as contained in the Board of Supervisors Resolution (Attachment A);**
- B. Move to recommend the Board of Supervisors adopt the findings and approve the GPA # 19-01 for the 2024-2029 Tehama County Housing Element Update.**

ATTACHMENTS

- A. Board of Supervisor Resolution approving General Plan Amendment #24-01; Tehama County Housing Element Update 2024-2029.**
- B. Draft 2024-2029 Housing Element.**