

**CITY OF CALISTOGA  
PLANNING COMMISSION**

**RESOLUTION PC 2023-06**

**RESOLUTION OF THE CITY OF CALISTOGA PLANNING COMMISSION  
RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE  
DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM,  
ADOPT A GENERAL PLAN AMENDMENT TO REPEAL THE 2015-2023 HOUSING  
ELEMENT, AND ADOPT THE HOUSING ELEMENT OF THE GENERAL PLAN FOR  
THE PERIOD OF 2023-2031 WITH FINDINGS THAT IT SUBSTANTIALLY COMPLIES  
WITH STATE HOUSING ELEMENT LAW**

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**WHEREAS**, the California Legislature recently adopted the Housing Crisis Act of 2019 (SB 330) which states that “In 2018, California ranked 49th out of the 50 states in housing units per capita... California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years”; and

**WHEREAS**, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City’s regional housing need allocation (RHNA) of 119 housing units, comprised of 31 very-low income units, 19 low-income units, 19 moderate-income units, and 50 above moderate-income units; and

**WHEREAS**, to comply with State Housing Element Law, the City has prepared the Housing Element 2023-2031 (the Housing Element) in compliance with State Housing Element Law and has identified sites that demonstrate the City’s capacity to accommodate housing units necessary to comply with the City’s RHNA; and

**WHEREAS**, as provided in Government Code Section 65350 et. seq., adoption of the Housing Element constitutes a General Plan Amendment; and

**WHEREAS**, in accordance with Government Code Section 65585(b), on November 15, 2022, the City posted the draft Housing Element and requested public comment for a 30-day review period, and on December 30, 2022, after responding to public comments, the City submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its review; and

**WHEREAS**, in August 2022 and February 2023, HCD provided comments to the City regarding the adequacy of the draft Housing Element, and based upon this, the City revised the draft Housing Element to include the additional information and data that was requested; and

**WHEREAS**, on May 17, 2023, the City published the final draft of the Housing Element and requested public comment on the final draft; and

**WHEREAS**, the City finds that the Housing Element is in substantial compliance with State Housing Element Law and will comply with State Housing Element Law when it is adopted; and

**WHEREAS**, the final draft Housing Element does not involve site-specific projects or changes in the currently adopted General Plan land uses; and

**WHEREAS**, the 2023-2031 Housing Element has been reviewed for compliance with the California Environmental Quality Act (CEQA), and an Initial Study/Mitigated Negative Declaration was prepared to analyze potential impacts; and

**WHEREAS**, in accordance with the CEQA (California Public Resources Code 21000 et. seq.), the Public Draft Initial Study/Mitigated Negative Declaration (IS/MND) was circulated for a 30-day public review and comment period from August 23, 2022, to September 21, 2022; and

**WHEREAS**, though not required, public and agency comments received on the Public Draft IS/MND were responded to in a Response to Comments document dated March 2023, which was included in the May 24, 2023 Planning Commission Staff Report, Attachment 4 thereto; and

**WHEREAS**, based on its review of the entire record herein, including the MND, the Initial Study, all supporting, referenced, and incorporated documents, and all comments received, the Planning Commission finds that there is no substantial evidence that the Project as mitigated will have a significant effect on the environment, and hereby recommends that the City Council adopt the MND for the Project, including the Mitigation Monitoring and Reporting Program incorporated herein by reference.

**WHEREAS**, on May 12, 2023, public notice of the May 24, 2023, Planning Commission meeting to consider the Housing Element was published in the Calistoga Tribune, posted on the City's website, and bulletin boards; and

**WHEREAS**, the Planning Commission considered the Housing Element and the Mitigated Negative Declaration at a public hearing on May 24, 2023, received written and oral reports by the staff, and received public testimony, prior to taking action on the recommendation to Council; and

**THEREFORE, BE IT RESOLVED** by the City of Calistoga Planning Commission that based on the above findings, the Planning Commission recommends adoption of the Initial Study/Mitigated Negative Declaration and Mitigated Monitoring and Reporting Program (MMRP), and approval the 2023-2031 Housing Element.

**ADOPTED** on May 24, 2023, by the following vote of the Calistoga Planning Commission:

AYES:

NOES:

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ABSENT:

ABSTAIN:

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Tim Wilkes, Chair

ATTEST: \_\_\_\_\_  
Jeff Mitchem, Secretary