

NOTICE OF PUBLIC HEARING

The City of Montague Planning Commission will hold a Public Hearing on Wednesday, March 20, 2024, at 6:30 p.m. in the Montague City Council Chambers, 230 S 13th Street, Montague, California on the following item:

City of Montague Housing Element Update

The purpose of the public hearing is to receive public testimony, provide direction, and consider readoption of the 2023-2031 Housing Element, as amended to address California Department of Housing and Community Development (HCD) comments. The Planning Commission will consider whether to recommend to the City Council whether the amended element be adopted, rejected, or adopted with additional modifications prior to its submittal to HCD. Additionally, pursuant to subdivision (e) of Section 65585 of the California Government Code, the Planning Commission will consider HCD's findings as set forth in the Department's letter dated February 13, 2024.

Every eight years, each California city and county must update the Housing Element of their General Plan and have it certified by HCD. The Housing Element is a policy document that identifies the City's existing and future housing needs. It establishes goals, policies and implementation programs intended to address constraints, housing needs for all income levels, and comply with State housing law. Following public outreach that included workshops, a community survey, and duly noticed public hearings, the Montague City Council adopted the 2023-2031 Housing Element on November 2, 2023. The adopted Housing Element was subsequently submitted to HCD on November 20, 2023, and on February 13, 2024, the City received HCD's housing element review letter that identifies the Department's findings and those revisions to the Element that HCD believes are necessary for the Element to substantially comply with State Housing Element Law (Government Code Section 65580 et seq.). The Public Review Draft 2023-2031 Housing Element, as amended to address HCD comments, is available online at <https://cityofmontagueca.com/235-2> and at <https://www.siskiyou-housing.com/montague-california/>. Hardcopies are also available for review at Montague City Hall and the Montague Branch Library, both of which are located at 230 S 13th St., Montague.

At the time the 2023-2031 Housing Element was adopted in the November 2023, it was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15061(b)(3). This is the "common sense" exemption that states that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Since no development or other physical change to the environment would occur as a result of readoption and implementation of the Housing Element, as amended to address HCD comments, is anticipated the project will again be determined to be exempt from CEQA pursuant to the CEQA Guidelines Section 15061(b)(3).

Written comments may be submitted via email or mail. Send written comments via email to clerk@cityofmontagueca.com, and please include "Montague Housing Element Update" in the email subject line. Mail written comments to Montague City Hall, P.O. Box 428, Montague, California 96064, Attn.: Montague Housing Element Update. If you plan on attending the public hearing and need a special accommodation because of a sensory or mobility impairment/disability, or would like more information, please contact Jessica Monday, City Clerk, Montague City Hall, 230 South 13th Street, Montague, California 96064, or by telephoning (530) 459-3030.

The City of Montague promotes fair housing and makes all programs available to lower- and moderate-income households regardless of age, race, color, religion, sex, national origin, sexual preference, marital status, or handicap.

Jessie Monday, Montague City Clerk