

RESOLUTION NO.

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SHASTA APPROVING GENERAL PLAN AMENDMENT GPA 13-002 FOR STEPHENS

WHEREAS, the Board of Supervisors has considered a recommendation by the Planning Commission of the County of Shasta for approval of a General Plan Land Use Element map change as follows:

General Plan Amendment (GPA) 13-002, to amend the land use map from the Rural Residential A (RA) land use designation to the Suburban Residential One Dwelling Unit Per Acre (SR-1) land use designation for approximately 122 acres of land located in the Cottonwood area adjacent to and west of Rhonda Road (portion NW1/4 of Section 35 T.30N., R.4W. MDBM), as shown on the attached Exhibit A; and

WHEREAS, the Planning Commission of the County of Shasta, after public hearing on January 12, 2017, considered General Plan Amendment 13-002, Zone Amendment 13-004, and Tract Map 2003 along with the associated Mitigated Negative Declaration, on Assessor's Parcel Numbers 086-080-024, 086-080-025, 086-080-010, 086-080-026, & 086-080-027 and recommended that the board of supervisor approve the General Plan Amendment and Zone Amendment; and

WHEREAS, the Board of Supervisors of the County of Shasta, after public hearing on March 14, 2017, at which time public input was received, considered the above proposal to amend the Land Use Element (Maps) of the General Plan; and

WHEREAS, an environmental assessment was completed for the proposed amendment and a Mitigated Negative Declaration was prepared for GPA 13-002; and

WHEREAS, a mandatory element of the General Plan may be amended up to four times per year and this would be the first amendment to the General Plan land use element during calendar year 2017.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors makes the following environmental findings for General Plan Amendment 13-002:

- A. An Initial Study has been conducted by the Shasta County Department of Resource Management Planning Division, to evaluate the potential for significant adverse environmental effects and there is no substantial evidence in light of the whole record before the agency that the projects as mitigated may have a significant adverse impact on the environment;

- B. A Mitigated Negative Declaration has been prepared and circulated to the State Clearinghouse (SCH#2016122008) pursuant to the California Environmental Quality Act (CEQA). The environmental documentation as considered for this project reflects the independent judgment of the approving authority;
- C. Mitigation monitoring provisions have been considered by the approving authority pursuant to County Mitigation Monitoring and Reporting Procedures. Feasible mitigation measures have been specifically identified in the Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The Mitigation Monitoring and Reporting Program represents the program designed to ensure environmental compliance during project implementation. This program, as required by Public Resources Code Section 21081.6, is based on those documents and materials referred to in the Mitigated Negative Declaration, and incorporated therein by reference, which are maintained at the County Planning Division's office located at 1855 Placer Street, Suite 103, Redding, California; and

BE IT FURTHER RESOLVED that the Board of Supervisors makes the following findings for amending the General Plan Land Use Element for General Plan Amendment 13-002:

- A. The proposed land use designation of SR-1 is consistent with the overall objectives and policies of the General Plan; and
- B. In particular, the proposed land use designation is consistent with General Plan Objective Numbers CO-2, CO-3, CO-5, CO-6, C-2, and C-4 summarized as follows:

CO-2 To guide development in a pattern that will provide a variety of living environments.

CO-3 To guide development in a pattern that will respect natural resource values.

CO-5 To guide development in a pattern that will balance public costs with public revenue from new development.

CO-6 Cooperate with private landowners to fashion a development pattern based on County implementation mechanisms that provide a balance between public and private expectations and responsibilities concerning land use within the County:

C-2 To guide development in a pattern that recognizes use of the private automobile as the current primary means of transportation, but accommodates and encourages alternative modes of transportation that contribute to maintenance and improvement of the County's air quality.

C-4 Strive towards the development of a land use pattern that will accommodate a future regional public transit system and supports the goals and policies of the County's Transit Plans.

- C. In particular, the proposed land use designation is consistent with General Plan Policy Numbers CO-e, CO-p, C-2a, C-4a and C-4b summarized as follows:

CO-e Developable land inventory within the County shall make available a full range of lifestyle opportunities.

CO-p Urban Residential (UR) or Suburban Residential (SR) designated areas shall be located within the adopted sphere of influence of a city or the special district(s) that serve town centers.

C-2a Land use planning strategies should be coordinated with local transit system development to reduce vehicle trips.

C-4a Shasta County should support regional public transportation.

C-4b Streets and development in urban areas should (where appropriate) facilitate transit use by providing access to transit and transit stops.

- D. The proposed General Plan land use designation is compatible with the existing land uses in the area of the project site of a mix of urban, suburban, and rural residential development.
- E. The County has complied with the process for tribal consultation regarding General Plan Amendment as prescribed in California Government Code Sections 65352.3 and 65562.5.

BE IT FURTHER RESOLVED that the Shasta County Board of Supervisors adopts a CEQA determination of a Mitigated Negative Declaration for General Plan Amendment 13-002.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby approves General Plan Amendment GPA13-002, in the Cottonwood area, for Assessor's Parcel Numbers 086-080-024, 086-080-025, 086-080-010, 086-080-026, & 086-080-027 to be amended from the RA designation to the SR-1 designation (as shown on Exhibit A).

DULY PASSED AND ADOPTED this 21st day of March, 2017 by the Board of Supervisors
of the County of Shasta by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
RECUSE:

DAVID A. KEHOE, CHAIRMAN
Board of Supervisors
County of Shasta
State of California

ATTEST:

LAWRENCE G. LEES
Clerk of the Board of Supervisors

By: _____
Deputy