

RESOLUTION NO.

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SHASTA
APPROVING AN AMENDMENT TO THE SHASTA COUNTY GENERAL PLAN
LAND USE ELEMENT MAPS, GENERAL PLAN AMENDMENT 16-001
(HIGHMARK LAND CO.)**

WHEREAS, Highmark Land Co. (“Applicant”) has submitted an application to amend the land use map on a 13.86-acre portion of a 378.85-acre property (identified by Assessor's Parcel Number 028-370-025) from the Suburban Residential (SR) to Commercial (C) land use designation; and

WHEREAS, the Planning Commission considered the General Plan Land Use Element amendment at a public hearing on July 13, 2017, and recommended approval by the Board of Supervisors; and

WHEREAS, the Board of Supervisors of the County of Shasta, after a public hearing on September 12, 2017, at which time public input was received, considered General Plan Amendment 16-001 to amend the Land Use Element (Maps) of the General Plan; and

WHEREAS, an environmental initial study was completed for the proposed amendment (GPA 16-001) and a Mitigated Negative Declaration was prepared; 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 16-001:

- 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#2017062002) 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 and incorporated in the Statement of Conditions with monitoring as specified in the Initial Study. The Mitigated Negative Declaration, by its provisions for monitoring of mitigation measures or changes made to the project or conditions of project approval to be adopted in order to mitigate or avoid significant impacts on the environment, 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 (Maps) Element for General Plan Amendment 16-001:

- A. The General Plan Amendment, along with Zone Amendment 16-002, would facilitate the creation of four commercial parcels as a consistent and logical extension of existing commercially designated land on and adjacent to the project, better accommodate the area requirements of contemporary larger scale commercial development within Burney.
- B. The expansion of commercial land use within the Town Center of Burney, as proposed in General Plan Amendment 16-001, is consistent with the Objectives of the General Plan related to accommodating growth (CO-1), providing a range of goods and services in a variety of living environments (CO-2), providing a balance between service costs and new revenues (CO-5), promoting balance between public and private land use expectations (CO-6), and encouraging economic development (CO-7); and with General Plan Policies related to the intended development within Town Centers and the specific location of and parcel sizes for retail commercial land use (Policies CO-f, Tables CO-6 and CO-8).
- C. The County has complied with the processes for tribal consultation regarding General Plan Amendment as prescribed in California Government Code Sections 65352.3 and 65562.5, along with Section 21080.3.1 of the California Public Resources Code (PRC) regarding a tribes request for formal notification and information on proposed projects within their geographic area of traditional and cultural affiliation.

BE IT FURTHER RESOLVED that the Shasta County Board of Supervisors adopts a CEQA determination of a Mitigated Negative Declaration for General Plan Amendment 16-001.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby approves General Plan Amendment 16-001 in the Burney area, for a 13.86-acre portion of Assessor's Parcel Number 028-370-025, to be amended from the Suburban Residential (SR) to Commercial (C) designation as shown on Exhibit A.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby determines that the redesignation of the subject property addressed in this general plan amendment shall become operative upon recording by the County Recorder of the Final Map for Parcel Map 14-005. If the Tentative Map for Parcel Map 14-005 expires, or is withdrawn, or if for any reason the Final Map is not timely recorded, this general plan amendment shall have no force or effect and shall be null and void.

DULY PASSED AND ADOPTED this _____ day of _____, 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