

## **RESOLUTION NO.**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SHASTA APPROVING GENERAL PLAN AMENDMENT GPA18-001 TO BRING THE SHASTA COUNTY GENERAL PLAN INTO COMPLIANCE WITH STATE HOUSING LAW AND THE SHASTA COUNTY HOUSING ELEMENT (COUNTY OF SHASTA)**

WHEREAS, as part of the state's housing law the legislature found, among other findings, that (1) the availability of housing is of vital statewide importance, (2) local governments, such as Shasta County, have the responsibility to facilitate the improvement and development of housing adequate to meet the needs of all economic segments of the community, (3) designating and maintaining a supply of land that is suitable, feasible and available for the development of housing to meet the housing need for all income levels is essential to achieving the state's housing goals (Government Code section 65580); and

WHEREAS, the intent of the state's housing law, among others, is to (1) assure that the County recognizes its responsibility to contribute to attaining the state's housing goal, (2) assure that the County prepares and implements a local Housing Element as part of its General Plan, (3) recognize that the County is best capable of determining what is needed for the County to contribute to the attainment of the state's housing goal in a manner compatible with the state's housing goal and the Regional Housing Need Allocation (RHNA) assigned to the County by the state's Department of Housing and Community Development (HCD) (Government Code section 65581); and

WHEREAS, the Shasta County General Plan "Community Development Group" currently allows residential development at a density up to sixteen units per acre in certain districts by right; and

WHEREAS, in accordance with Government Code section 65583.2(c)(3)(B)(iii) and the United States Census, Shasta County is considered a "suburban jurisdiction" and is assigned a "default density" of twenty residential units per acre by the state. Default density being the density at which a site is deemed appropriate for development to accommodate lower income households; and

WHEREAS, Program 8 of the most recently adopted 2009-2014 Shasta County Housing Element committed the County to rezone enough land at the default density within the unincorporated area of the County to fully accommodate the County's RHNA obligation for lower income households; and

WHEREAS, in order to fulfill its commitment to rezone land to the default density, as described in adopted Program 8 of the 2009-2014 Housing Element, the County must amend the General Plan to allow residential development in appropriate areas of the County at a density of at least twenty units per acre; and

WHEREAS, the County initiated General Plan Amendment GPA18-001 that would amend the Shasta County General Plan Chapter 7.1 "Community Organization and Development Pattern," and Chapter 7.5 "Public Facilities" to: increase allowable density where services are available from 16 to 25 units per acre on parcels identified in the Housing Element or otherwise identified by the County as suitable for lower income housing, establish minimum densities in the Urban Residential and Suburban Residential land use designations, allow a mix of residential development options such as duplexes and townhouses in certain land use designations, strengthen goals and policies to provide housing for all income groups, increase residential credits in areas exceeding thirty percent slope to be developed in more suitable areas, allow higher density residential development in some mixed use areas where services are available, allow a density bonus when specified conditions are met in accordance with state density bonus law, and encourage water and sewer service providers to plan for and prioritize future capacity to serve lower income and special needs households; and

WHEREAS, said amendment was referred to all cities within and all counties abutting Shasta County, and to all schools, school districts and special districts that may be affected by the proposed amendment, and to the local agency formation commission, and to all California Native American Indian tribes on the contact list maintained by the Native American Heritage Commission with traditional lands located in the area of the proposed amendment, and to various public and private agencies, County departments, interested individuals and the general public for review and comment; and

WHEREAS, the Planning Commission held two duly noticed public workshops on February 8, 2018, and May 10, 2018, to consider the proposed General Plan amendment at which the Commission received a presentation from staff, invited written and oral comments and accepted all testimony from agencies, housing advocates and the public; and

WHEREAS, the Planning Commission held two duly noticed public hearings to consider GPA18-001 at a Regular Meeting held on June 14, 2018, and at a Special Meeting held on June 21, 2018, at which time the Commission received a presentation from staff and considered all written comments and all testimony from agencies, housing advocates and the public; and

WHEREAS, the Shasta County Board of Supervisors has received and reviewed the proposed General Plan Amendment along with the written recommendation of the Planning Commission, the record of the Planning Commission's proceedings and a report prepared by the Planning Division; and

WHEREAS, the Shasta County Board of Supervisors held a duly noticed public hearing on July 17, 2018, to consider GPA 18-001, at which time the Board of Supervisors considered all written and oral testimony before it, along with the recommendation of the Planning Commission; and

WHEREAS, GPA18-001 consists of narrative updates and amendments to objectives and policies to achieve compliance with state housing law and the Shasta County Housing Element, which narrative updates and policy amendments do not result in foreseeable direct or indirect physical changes to the environment or in a significant effect on the environment. Therefore,

GPA18-001 is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2) (the adoption of the resolution amending the Shasta County General Plan as proposed will not result in a foreseeable direct or indirect physical change in the environment). In addition, GPA18-001 is exempt from CEQA in accordance with CEQA Guidelines section 15061(b)(3) (there is no possibility the adoption of the resolution amending the Shasta County General Plan as proposed may have a significant effect on the environment). Each exemption stands as a separate and independent basis for determining that this General Plan Amendment is not subject to CEQA.

NOW, THEREFORE BE IT RESOLVED by the Board of Supervisors of the County of Shasta:

1. The foregoing recitals are true and correct and incorporated herein.
2. The Board of Supervisors makes the following findings with regard to General Plan Amendment GPA18-001:

A. State housing law, as codified in Government Code section 65580 et seq., requires that Shasta County assist in attaining the state's housing goal by, among other actions: (a) facilitating the improvement and development of housing adequate to meet the needs of all economic segments of the community, (b) designating and maintaining a supply of land that is suitable, feasible and available for the development of housing to meet the housing need for all income levels, (c) preparing and implementing a local Housing Element as part of its General Plan, (d) determining what is needed for the County to contribute to the attainment of the state's housing goal in a manner compatible with the state's housing goal and the Regional Housing Need Allocation (RHNA) assigned to the County by the state.

B. In accordance with Government Code 65583.2(c)(3)(B)(iii) and the United States Census, Shasta County is designated a "suburban jurisdiction" and is assigned a "default density" of twenty residential units per acre by the state.

C. Program 8 of the 2009-2014 adopted Shasta County Housing Element committed the County to rezone enough land at the default density within the unincorporated area of the County, where water, sewer and other urban services are available, to fully accommodate the County's RHNA obligation for lower income households.

D. In order to fulfill its obligations to rezone land to the default density as described in adopted Program 8 of the 2009-2014 Housing Element, it is necessary for the County to amend the General Plan to allow residential development in appropriate areas of the County at a density of at least twenty units per acre.

E. GPA18-001 consists of narrative updates and amendments to objectives and policies to achieve compliance with state housing law and the Shasta County Housing Element, which narrative updates and policy amendments do not in themselves result in foreseeable direct or indirect physical changes to the environment or in a significant effect on the environment. Therefore, GPA18-001 is not subject to the California Environmental Quality Act (CEQA)

pursuant to CEQA Guidelines Section 15060(c)(2) (the adoption of the resolution amending the Shasta County General Plan as proposed will not result in a direct or indirect physical change in the environment). In addition, GPA18-001 is exempt from CEQA in accordance with CEQA Guidelines section 15061(b)(3) (there is no possibility the adoption of the resolution amending the Shasta County General Plan as proposed may have a significant effect on the environment). Each exemption stands as a separate and independent basis for determining that this General Plan Amendment is not subject to CEQA.

H. The proposed amendments to the General Plan are consistent with the objectives and policies in the Community Development Group, Chapter 7.0 et seq., and with all other elements of the Shasta County General Plan.

3. Based on the findings outlined above, the Shasta County Board of Supervisors approves General Plan Amendment GPA18-001 attached hereto as Exhibit A.

DULY PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2018, by the Board of Supervisors of the County of Shasta by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSE:

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LES BAUGH, CHAIRMAN

Board of Supervisors

County of Shasta

State of California

ATTEST:

LAWRENCE G. LEES

Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy