

RESOLUTION NO. 2018-015

**A RESOLUTION OF THE SHASTA COUNTY PLANNING COMMISSION
RECOMMENDING THAT THE SHASTA COUNTY BOARD OF SUPERVISORS
APPROVE GENERAL PLAN AMENDMENT GPA18-001 AND ZONING PLAN
AMENDMENT Z17-003 (COUNTY OF SHASTA)**

WHEREAS, as part of the state 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 (Government Code section 65581); 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, the Shasta County General Plan "Community Development Group" and the Shasta County Zoning Plan currently allow residential development at a density up to sixteen units per acre in certain districts by right; 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, where water, sewer and other urban services are available, to fully accommodate the County's RHNA obligation for lower income households; and

WHEREAS, 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, the County must amend the General Plan and Zoning Plan to allow residential development in appropriate areas of the County at a density of at least twenty units per acre; and

WHEREAS, revisions to the state's provisions related to, among others, density bonus, accessory dwelling units and reasonable accommodation require updates and revisions to the County's Zoning Plan to achieve and maintain compliance with state law; and

WHEREAS, in addition to housing-related revisions and revisions mandated by changes to state law, other revisions to the County Zoning Plan are warranted and appropriate to, among others, (1) maintain internal consistency, (2) provide policy and procedural clarification for some provisions of the Plan, and (3) reduce the permitting and review requirements for some uses within certain zone districts; 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 and Zoning Plan revisions 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, a duly noticed public hearing to consider GPA18-001 and Z17-003, was held before the Planning Commission on June 14, 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 consideration of this matter was continued to a duly noticed Special Meeting of the Shasta County Planning Commission held on June 21, 2018; 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, including, but not limited to, reduction or elimination of constraints to the production of affordable housing, providing opportunity for development in certain areas of the County at densities consistent with the County's default density as assigned by the state, and encouragement to service providers to plan for and accommodate affordable housing units within their jurisdictions. These narrative updates and policy amendments do not in themselves result in direct or indirect physical changes to the environment or in a significant effect on the environment. Z17-003 consists of updates and amendments to the County Zoning Plan including, but not limited to; compliance with the requirements for accessory dwelling units, provisions for emergency housing, provisions for transitional and supportive housing where and in the same manner as single-family housing is allowed by right, compliance with reasonable accommodation laws, and provisions to allow multifamily residential development at the County's assigned default density in areas where multifamily residential development is currently allowed by right and where services are or may become available. These updates and amendments do not in themselves result in direct or indirect physical changes to the environment or in a significant effect on the environment. Therefore, GPA18-001 and Z17-003 are not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2) (the adoption of the resolution and the ordinance will not result in a direct or indirect physical change in the environment). In addition, GPA18-001 and Z17-003 are exempt from CEQA in accordance with CEQA Guidelines section 15061(b)(3) (there is no possibility the adoption of the resolution and ordinance may have a significant effect on the environment). Each exemption stands as a

separate and independent basis for determining that this General Plan Amendment and Zoning Plan Amendment are not subject to CEQA.

NOW, THEREFORE BE IT RESOLVED by the Shasta County Planning Commission:

1. The foregoing recitals are true and correct and incorporated herein.
2. The Planning Commission makes the following findings with regard to General Plan Amendment GPA18-001 and Zoning Plan Amendment Z17-003:

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 and Zoning Plan to allow residential development in appropriate areas of the County at a density of at least twenty units per acre.

E. Revisions to the state's provisions related to, among others, density bonus, accessory dwelling units and reasonable accommodation require updates and revisions to the County's Zoning Plan to achieve and maintain compliance with state law.

F. Other revisions to the County Zoning Plan are warranted and appropriate to, among other things, (1) maintain internal consistency, (2) provide policy and procedural clarification for some provisions of the Plan, and (3) reduce the permitting and review requirements for some uses within certain zone districts.

G. 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, including, but not limited to, reduction or elimination of constraints to the production of affordable

housing, providing opportunity for development in certain areas of the County at densities consistent with the County's default density as assigned by the state, and encouragement to service providers to plan for and accommodate affordable housing units within their jurisdictions. These narrative updates and policy amendments do not in themselves result in direct or indirect physical changes to the environment or in a significant effect on the environment. Z17-003 consists of updates and amendments to the County Zoning Plan including, but not limited to; compliance with the requirements for accessory dwelling units, provisions for emergency housing, provisions for transitional and supportive housing where and in the same manner as single-family housing is allowed by right, compliance with reasonable accommodation laws, and provisions to allow multifamily residential development at the County's assigned default density in areas where multifamily residential development is currently allowed by right and where services are or may become available. These updates and amendments do not in themselves result in direct or indirect physical changes to the environment or in a significant effect on the environment. Therefore, GPA18-001 and Z17-003 are not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2) (the adoption of the resolution and ordinance will not result in a direct or indirect physical change in the environment). In addition, GPA18-001 and Z17-003 are exempt from CEQA in accordance with CEQA Guidelines section 15061(b)(3) (there is no possibility the adoption of the resolution and ordinance may have a significant effect on the environment). Each exemption stands as a separate and independent basis for determining that this General Plan Amendment and Zoning Plan Amendment are not subject to CEQA.

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

3. The Planning Commission recommends that the Shasta County Board of Supervisors take the following actions with regard to GPA18-001 and Z17-003:

A. Conduct a public hearing.

B. Close the public hearing.

C. Find GPA18-001 and Z17-003 are not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) (the adoption of the resolution and ordinance will not result in a direct or indirect physical change in the environment) and 15061(b)(3) (there is no possibility the adoption of the resolution and ordinance may have a significant effect on the environment). Each exemption stands as a separate and independent basis for determining that this General Plan Amendment and Zoning Plan Amendment are not subject to CEQA.

D. Adopt a resolution approving and adopting the amendments to the Shasta County General Plan pursuant to General Plan Amendment GPA18-001.

E. Introduce, waive the reading of and enact an ordinance amending the Shasta County Zoning Plan pursuant to Zone Amendment Z17-003.

DULY PASSED this 21st day of June, 2018, by the following vote:

AYES: MACLEAN, CHAPIN, KERNS, RAMSEY, WALLNER

NOES:

ABSENT:

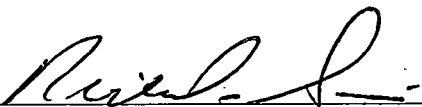
ABSTAIN:

RECUSE:



TIM MACLEAN, Chairman
Planning Commission
County of Shasta, State of California

ATTEST:



RICHARD W. SIMON, Secretary
Planning Commission
County of Shasta, State of California