

STAFF REPORT

BOARD MEETING DATE: January 9, 2024

CATEGORY: Consent Calendar 10

SUBJECT: Take the following actions regarding Tract No. 1989, Lassen Mountain Pines, in the Shingletown area: (1) Adopt a resolution which finds that: (a) an extension of time for completing the required subdivision improvements will not contribute to public health or safety problems or impede the orderly development of the surrounding area; (b) the parcels created in the subdivision remain under common ownership; and (c) the performance security is adequate to ensure completion of the remaining improvements; and (2) approve a retroactive amendment to the subdivision improvement agreement with the Developer extending the time of completion to December 14, 2024.

DEPARTMENT: Public Works

SUPERVISORIAL DISTRICT #: District 5

DEPARTMENT CONTACT: Troy Bartolomei, Interim Director of Public Works, (530) 225-5661

STAFF REPORT APPROVED BY: Troy Bartolomei, Interim Director of Public Works

<u>Vote Required?</u>	<u>General Fund Impact?</u>
Simple Majority Vote	No General Fund Impact

RECOMMENDATION

Take the following actions regarding Tract No. 1989, Lassen Mountain Pines, in the Shingletown area: (1) Adopt a resolution which finds that: (a) an extension of time for completing the required subdivision improvements will not contribute to public health or safety problems or impede the orderly development of the surrounding area; (b) the parcels created in the subdivision remain under common ownership; and (c) the performance security is adequate to ensure completion of the remaining improvements; and (2) approve a retroactive amendment to the subdivision improvement agreement with the Developer extending the time of completion to December 14, 2024.

DISCUSSION

Tract No 1989 is a 38-lot subdivision, known and referred to as Lassen Mountain Pines, located in the Shingletown area. On January 12, 2012, the Planning Commission approved the subdivision Tentative Map and adopted a Mitigated Negative Declaration CEQA determination for the project. On December 14, 2021, the Board approved the subdivision Final Map and approved a subdivision improvement agreement (“Agreement”) with the developer, obligating the completion of all required improvements by December 14, 2022.

Prior to expiration of the Agreement’s completion date the developer requested a time extension for construction of the improvements. Shasta County Code §15.16.040 allows for improvement agreement time extensions provided that the extension doesn’t contribute to public health or safety concerns, that all of the subdivision parcels remain under common ownership, and the performance security is sufficient to insure completion of the improvements. Staff has confirmed that all of the requirements have been met and recommends that the Board adopt a resolution stating these findings and approve the First Amendment to the Agreement granting the requested extension until December 14, 2024. The proposed amendment is retroactive. The Developer requested a time extension prior to the expiration of the Agreement. Delays in processing the extension request prevented timely execution.

ALTERNATIVES

The Board may decline to approve an extension of this Agreement. The Developer would be required to complete all improvements or be in default. There are no pressing health or safety issues.

OTHER AGENCY INVOLVEMENT

County Counsel has approved the amendment and resolution as to form. Risk Management has approved the amendment. The recommendation has been reviewed by the County Administrative Office.

FISCAL IMPACT

Sufficient appropriations to administer subdivision activity are included in the Fiscal Year 2023-24 Roads Budget. All subdivision activity is fee supported.

ATTACHMENTS:

- 1: Proposed Resolution
- 2: Proposed Amendment