

STAFF REPORT

BOARD MEETING DATE: August 13, 2024

CATEGORY: Regular Calendar 4

SUBJECT: Introduce and waive the reading of “*An Ordinance of the Board of Supervisors of the County of Shasta Establishing Requirements for Road Acceptance and Maintenance*” superseding Ordinance No. 667 and allowing for private subdivision roads maintained by permanent road divisions or homeowner associations.

DEPARTMENT: Public Works

SUPERVISORIAL DISTRICT #: All

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

STAFF REPORT APPROVED BY: Troy Bartolomei, Public Works Director

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

RECOMMENDATION

Introduce and waive the reading of “*An Ordinance of the Board of Supervisors of the County of Shasta Establishing Requirements for Road Acceptance and Maintenance*” superseding Ordinance No. 667 and allowing for private subdivision roads to be maintained by permanent road divisions or homeowner associations.

DISCUSSION

Attached for introduction and consideration is a proposed Ordinance to repeal Ordinance No. 667 and revise the requirements for road acceptance and maintenance, in full force and effective thirty (30) days after its passage. In January 2009, the Shasta County Board of Supervisors enacted Ordinance No. 667 establishing the requirements for road acceptance and maintenance. Ordinance No. 667 requires that a Permeant Road Division (PRD), in accordance with Streets & Highways Code §§ 1160 et seq., be formed for all new subdivision roads resulting from a subdivision that creates five or more lots. The Ordinance does not permit road formation or maintenance by any other means.

On May 14, 2024, the Board of Supervisors expressed a desire to allow maintenance of subdivision roads by PRDs or Homeowner Associations (HOAs) and directed staff to return to the Board with action to repeal Ordinance No. 667 and replace it with an ordinance that permits maintenance of subdivision roads by PRDs or HOAs. This proposed Ordinance would repeal Ordinance No. 667 and require that new subdivisions creating five or more lots provide for road maintenance by either a PRD or an HOA. All other requirements of Ordinance No. 667 would remain unchanged in the proposed ordinance.

ALTERNATIVES

The Board could choose to not introduce and waive the reading of the proposed Ordinance, defer consideration of the recommended actions to a future date, or provide alternate direction to staff. The existing requirements for subdivision road acceptance and maintenance would remain in effect.

OTHER AGENCY INVOLVEMENT

Resource Management supports the action. County Counsel has reviewed and approved the draft ordinance as to form. The recommendation has been reviewed by the County Administrative Office.

FISCAL IMPACT

PRD expenses are recovered through parcel charges on the properties within each PRD. If private subdivision roads are maintained by HOAs, the associated costs would be the responsibility of the private owners. There would be no cost to the County. With both

options, there is no General Fund impact.

ATTACHMENTS:

- 1: Draft Ordinance
- 2: Ordinance No. 667