

STAFF REPORT

BOARD MEETING DATE: October 17, 2023

CATEGORY: Scheduled Hearings 17

SUBJECT: Take the following actions: (1) Conduct a public hearing; (2) find that Zone Amendment 23-0002 is not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3) and is exempt from CEQA pursuant to State CEQA Guidelines section 15301; (3) adopt the recommended findings listed in Planning Commission Resolution 2023-016; and (4) introduce, waive the reading of, and enact an ordinance to amend the Zoning Plan of the County of Shasta identified as Zone Amendment 23-0002 (Brian and Jennifer Johnson Family Trust) to change the zoning of a 4-acre portion of an 88.90-acre parcel located at 10925 Old Oregon Trail, Redding, CA 96003 (Assessor's Parcel Numbers (APN's) 076-140-010 and 077-030-043 as those APN's are assigned for purposes of the 2023 Regular Assessment Roll) from the Exclusive Agricultural combined with Agricultural Preserve (EA-AP) zone district to the Limited Agriculture (A-1) zone district for consistency with the parcel sizes and property lines proposed under Property Line Adjustment 23-0003.

DEPARTMENT: Resource Management

SUPERVISORIAL DISTRICT #: 4

DEPARTMENT CONTACT: Lio Salazar, Planning Division Manager, (530) 225-5532

STAFF REPORT APPROVED BY: Paul A. Hellman, Director of Resource Management

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

RECOMMENDATION

Take the following actions: (1) Conduct a public hearing; (2) find that Zone Amendment 23-0002 is not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3) and is exempt from CEQA pursuant to State CEQA Guidelines section 15301; (3) adopt the recommended findings listed in Planning Commission Resolution 2023-016; and (4) introduce, waive the reading of, and enact an ordinance to amend the Zoning Plan of the County of Shasta identified as Zone Amendment 23-0002 to change the zoning of a 4-acre portion of an 88.90-acre parcel located at 10925 Old Oregon Trail, Redding, CA 96003 (Assessor's Parcel Numbers (APN's) 076-140-010 and 077-030-043 as those APN's are assigned for purposes of the 2023 Regular Assessment Roll) from the Exclusive Agricultural combined with Agricultural Preserve (EA-AP) zone district to the Limited Agriculture (A-1) zone district for consistency with the parcel sizes and property lines proposed under Property Line Adjustment 23-0003.

DISCUSSION

The Planning Commission reviewed this item on August 24, 2023. By a 4-0 vote, the Commission recommended that the Board of Supervisors approve Zone Amendment 23-0002. The resolution adopted by the Commission is attached.

The Brian and Jennifer Johnson Family Trust requested this zone amendment to facilitate a property line adjustment (PLA 23-0003). If their proposal to change the zoning for the property from the EA-AP zone district to the A-1 zone district is approved, then the zoning for both properties involved in PLA 23-0003 would be consistent with the parcel sizes and property lines proposed under this property line adjustment.

General Plan & Zoning – The project site is in the Agricultural Small-Scale Cropland/Grazing (A-cg) general plan land use designation and EA-AP zone district. The purpose of the EA-AP zone district is to preserve lands with agricultural value that have

the combination of size and quality, sometimes in conjunction with other lands, to make their use for agriculture economically feasible, and to identify lands within which provisions of the law relating to agricultural preserves, including those that provide for contract under the Williamson Act, are applicable. The subject property was but is no longer in a Williamson Act Contract. In this case, the proposed A-1 zone district is consistent with the A-cg general plan land use designation.

Access & Services – The 88.90-acre subject parcel is accessed from Old Oregon Trail. The second parcel involved in the property line adjustment proposal, which is owned by the applicant, is accessed from Sara Drive (APN 076-150-094). Access to these resulting parcels will not change after the property line adjustment. All parcels will continue to be serviced by existing individual onsite wastewater treatment systems and private water wells. Police protection is provided by the Shasta County Sheriff's Office and fire protection services are provided by the Shasta County Fire Department. Electric service is provided by the Pacific Gas and Electric Company. Waste Management provides solid waste disposal service to the area.

Project Analysis –The applicant has applied for Property Line Adjustment 23-0003 to acquire 4 acres of land from the subject parcel to create a privacy buffer between the parcels. In order to approve a property line adjustment, the proposal must be consistent with the general plan land use designation and zoning. The zoning of the lands proposed to be transferred as a result of PLA 23-0003 would be changed to make the zoning consistent with the parcel sizes and property lines that would result from the adjustment. The subject parcel supports a full-time agricultural use categorized as field crops. The minimum parcel size for field crop farming in the EA-AP zone district is 40 acres. The applicant's parcel (APN 076-150-094) is 20.3 acres. It is developed with single-family residential uses and is in the A-1 zone district where the minimum parcel size is 5 acres. The proposed zone amendment would change the EA-AP zone district to the A-1 zone district for the 4-acre portion of the subject parcel making the zoning of the applicant's parcel consistent with the resultant parcel sizes from the property line adjustment. The resultant subject parcel would still meet the minimum parcel size for the EA-AP zone district and would not preclude the possibility of entering into a new Williamson Act contract or impede the property owner's ability to farm the land. As specified in the draft ordinance, staff recommends that the ordinance be operative upon the recordation of Property Line Adjustment 23-0003 to avoid establishing more than one zone district on the adjacent parcel, if for some reason the property line adjustment process is not completed by the applicants.

ALTERNATIVES

The following alternatives are available: (1) Deny the zone amendment; or (2) continue review of the application for additional information. If the Board chooses to deny the zone amendment the project would not be able to continue and the applicant's property line adjustment application would not be able to proceed forward.

OTHER AGENCY INVOLVEMENT

County Counsel has approved the draft ordinance as to form. The County Administrative Office has reviewed this recommendation.

FISCAL IMPACT

No fiscal impact would result from the approval of this project.

ATTACHMENTS:

- 1: Draft Ordinance
- 2: Proposed Zone District Map (Exhibit A)
- 3: Planning Commission Resolution 2023-016
- 4: Location Map
- 5: Project Aerial
- 6: General Plan Map
- 7: Existing Zone District Map
- 8: Proposed Property Line Adjustment 23-0003